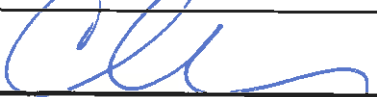


Agenda Item No.: 4.2
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Russell Brady
Planning Commission: April 19, 2017

Tentative Tract Map No. 33688 Revised Map No. 1
E.A. Number: 42722
Applicant: James Rapp/Ron Waleki
Engineer/Representative: David Jeffers Consulting Inc



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 33688 Revised Map No. 1 proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road.

The proposed revision will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum lot size of 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7-acre Park lot, one (1) 220-square-foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres altogether.

The project is located northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road.

BACKGROUND:

Tentative Tract Map No. 33688 was approved in 2009 for 49 residential lots. The project was processed with Environmental Assessment No. 40576 which concluded that a Mitigated Negative Declaration was appropriate as all impacts were mitigated to a level of less than significant with mitigation added. Environmental issues that required mitigation included Biological resources, Cultural resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Transportation/Traffic, and Utilities/Service Systems. The current proposal is to revise the map to include an increase in overall tract area from 42.9 acres to 48.6 acres, to increase the residential lot count from 49 lots to 54 lots, to eliminate the western extension of "A" Street to Trilogy Parkway, and to provide an access easement to Hunt Road.

The original approval of Tentative Tract Map No. 33688 included provisions for view fencing as shown below along the project's southeasterly and northwesterly boundaries. Best records available indicate that this condition may have been a result of a request from neighboring properties at Planning Commission to specifically not have wrought iron. Staff report records indicate the condition at one time was proposed to allow for vinyl fencing above a low pony wall between pilasters with the option to replace the vinyl fencing with plexiglass. However, the project was approved with the condition language as shown below. The issue with the condition is it is unclear what type of view fencing it does envision if it is supposed to be non metallic and whether vinyl fencing or plexiglass is the desired design

to be considered view fencing. The applicant has requested with the proposed revision to the tentative tract map revise the condition as included in the proposed recommended conditions of approval and included below to allow metallic materials to propose a low (2-3 feet) wall with tubular steel fencing with pilasters/columns spaced between for view fencing.

Original Condition of Approval:

"Lots numbered 1-4, 10, 11, 12, 23, 24, 28 through 49 shall be required to have a view fence made of non-metallic materials located along the rear property line, as seen on the TENTATIVE MAP."

Proposed Condition of Approval:

"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. Such view fencing shall be required along the project northern boundary on lots 38-54 with a short (2-3 foot tall) wall with view fencing above with pilasters/columns spaced regularly along the perimeter."

A condition was included on the original approval of Tentative Tract Map No. 33688 that required three of the lots along the northern boundary (lots 32-47) include single story product type. Due to the redesign of the project, this condition has been updated to similarly apply this condition along the northern boundary for lots 38-54 instead.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Low Residential (RC: LDR) (½-Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south and east and Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the north and west. |
| 3. Existing Zoning (Ex. #2): | One Family Dwellings - 12,000 square feet Minimum (R-1-12,000), Residential Agricultural – 2 ½ acre minimum (R-A-2 ½) |
| 4. Surrounding Zoning (Ex. #2): | One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west. |
| 5. Existing Land Use (Ex. #1): | The project site contains a single family residence on the north/central portion of the site, but shall be removed. |
| 6. Surrounding Land Use (Ex. #1): | The project site is surrounded by single family residential uses to the north and west, single family residential on large lots to the south and east |
| 7. Project Data: | Total Acreage: 48.6 |

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42722** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

APPROVE **TENTATIVE TRACT MAP NO. 33688 REVISED NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which are designated Rural Community (RC): Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Community Development (CD): Medium Density Residential (2-5 dwelling units per acre) to the north and west.
3. Tentative Tract Map No. 33688 Revision No. 1 proposes an overall density of 1.15 dwelling units per acre based on the 56 single-family lots proposed and the overall 48.6 gross acres. The project area includes approximately 42.8 acres of land designated Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum or 2 dwelling units per acre maximum) and approximately 5.8 acres of land designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum or 0.5 dwelling units per acre maximum). Although the project proposes lot sizes at a minimum size of 12,000 square feet, the project proposes clustering of the 54 single-family lots on the 42.8 acres of RC:LDR area for a density of 1.26 dwelling units per acre, which is consistent with the RC:LDR density limits. The project proposes 2 single-family lots on the 5.8 acres of RC:EDR area for a density of 0.34 dwelling units per acre, which is consistent with the RC:EDR density limits.
4. The zoning for the subject site is One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ acre minimum (R-A-2 ½).
5. The proposed use, single family residential with a minimum lot size of 12,000 square feet and single family residential with a minimum lot size of 2 ½ acres, is consistent with the development standards set forth in the One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) zones, respectively. The project proposes lots with minimum lot sizes of 12,000 square feet only within the area zoned One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and the residential lots located within the Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) zone have a minimum lot size of 2 ½ acres. All other applicable development standards related to lot width, depth, and frontage are met through the project design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage requirements.

6. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west.
7. Similar uses have been constructed and are operating in the general vicinity of the project.
8. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan. However, the project will affect riverine/riparian habitat. The project has been conditioned to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines.
9. The proposed project consists of Tentative Tract Map No. 33688 Revision No. 1 which is a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460, which include street improvements as shown on the Tentative Map, domestic water supply via the Temescal Valley Water District, fire protection with appropriate fire hydrant spacing, domestic sewer service via Temescal Valley Water District
10. The design of Tentative Tract Map No. 33688 Revision No. 1 is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. Furthermore, General Plan Principle VI.1 states that rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Tentative Tract Map No. 33688 Revision No. 1 provides for a variety of housing type in a gated, large lot single-family residential community in what is designated as Rural Community and complies with the density limits of the specific land use designations.
11. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Finding 16. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential and Estate Density Residential land use designations.
12. The Initial Study and Mitigated Negative Declaration prepared for the project analyzed the potential environmental impacts of the project in context with the Initial Study and Mitigated Negative Declaration approved for the original Tentative Tract Map No. 33688. Tentative Tract Map No. 33688 Revision No. 1 is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Based on the findings and conclusions in the Initial Study, the design of Tentative Tract Map No. 33688 Revision No. 1 is not likely to cause substantial environmental

damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

13. The design of Tentative Tract Map No. 33688 Revision No. 1 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing easements and dedications for access and use of the property that will continue to exist with the recordation and development of Tentative Tract Map No. 33688 Revision No. 1.
14. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required, the project was transmitted to the City and the City was noticed of the Planning Commission's hearing and no comments have been received.
15. This land division is located within a State Responsibility Area.
16. This land division complies with all requirements of Government Code section 66474.02.
 - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.
17. Notifications for AB52 consultation were sent out to Pechanga, Rincon, Soboba, Ramona, Gabrieleno, Colorado River, Morongo, and Cahuilla tribes on December 1, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga was concluded on February 6, 2017 and consultation with Soboba was concluded on February 16, 2017. Through consultation, no cultural tribal resources have been identified on site. Tribal monitoring has been included as a condition on the project at the request of Pechanga and Soboba, but since no tribal cultural resource is identified on the site this is not categorized as mitigation for a tribal cultural resource.
18. Environmental Assessment No. 42722 identified the following potentially significant impacts:

a. Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

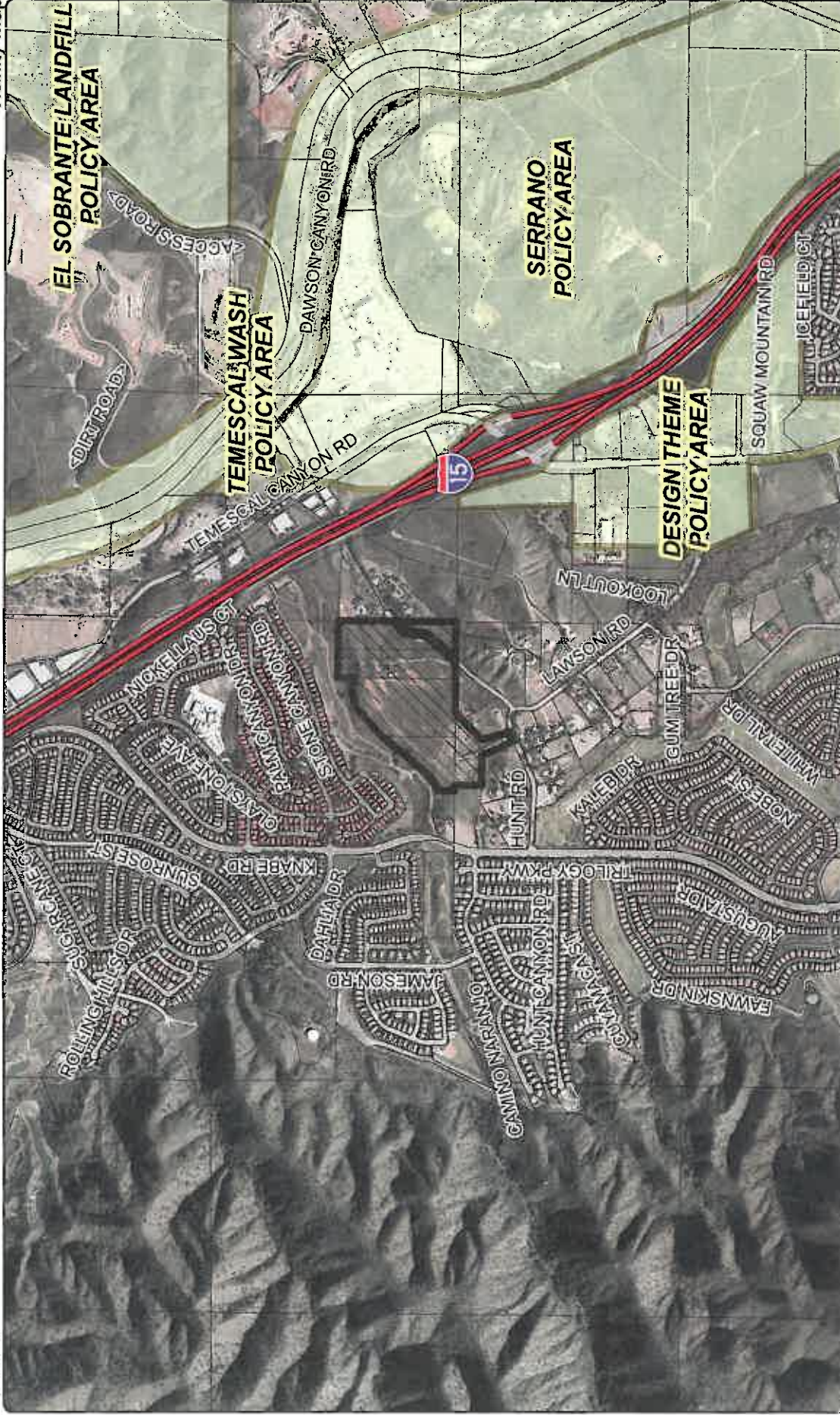
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. A CVMSHCP criterion area.
3. The project site is located within:
 - a. The boundaries of the Temescal Canyon Area Plan.
 - b. A State Responsibility Area for Fire Protection.
 - c. A Very High and Moderate Fire Hazard Area.
 - d. A High A (Ha) Paleontological Sensitive Area.
 - e. The City of Corona sphere of influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 283-140-004, 283-140-006 thru 010, and 283-250-004.

RIVERSIDE COUNTY PLANNING DEPARTMENT TR33688R1

Supervisor: Jeffries
District 1

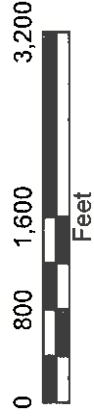
Date Drawn: 12/30/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2006, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. For more information, please contact the Riverside County Planning Department at (951) 955-2300 (Riverside County) or at (951) 955-2300 (Riverside County) or at (951) 955-2300 (Riverside County).

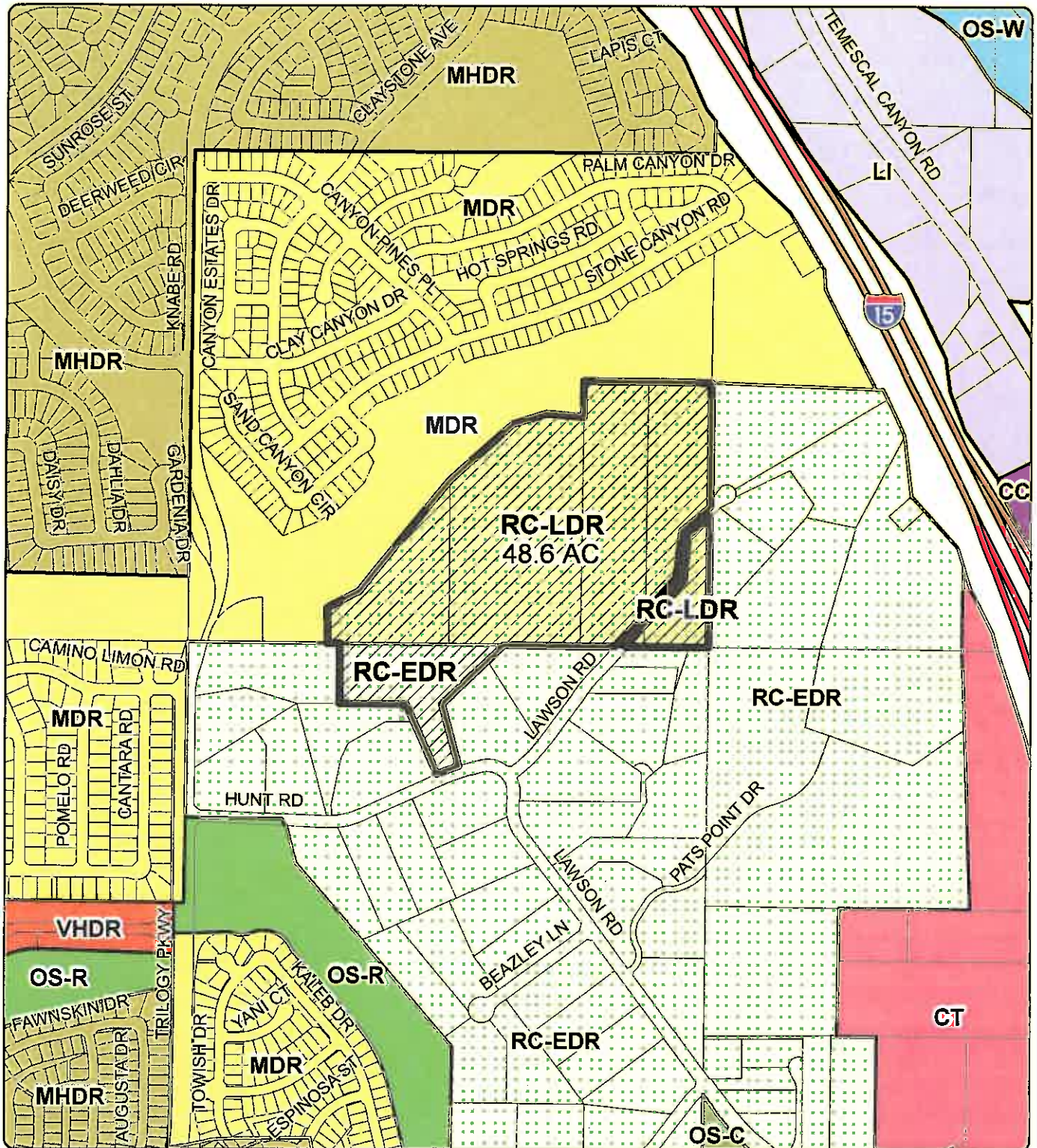
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33688R1

EXISTING GENERAL PLAN

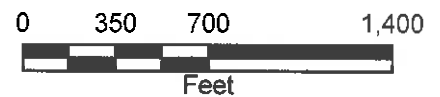
Supervisor: Jeffries
District 1

Date Drawn: 12/30/2016
Exhibit 5



Zoning Area: Glen Ivy

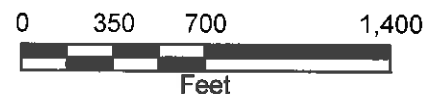
Author: Vinnie Nguyen



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.actima.org>

EXISTING ZONING

Exhibit 2



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

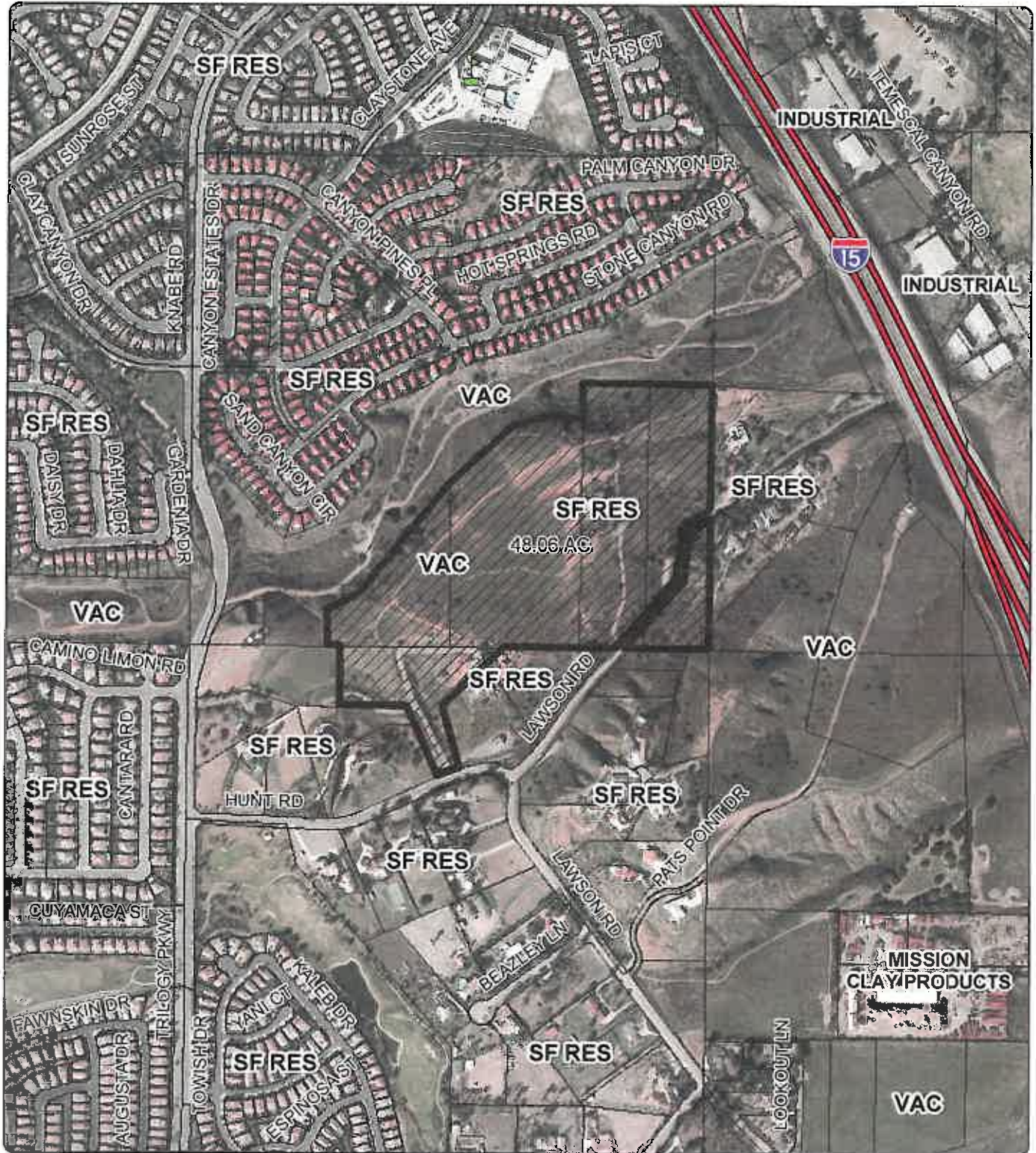
TR33688R1

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 12/30/2016

Exhibit 1



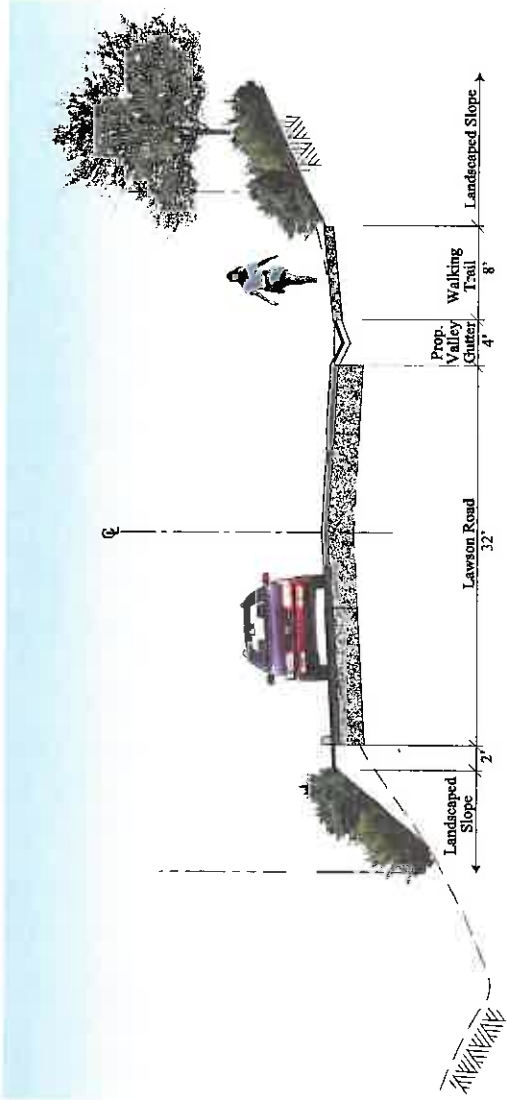
Zoning Area: Glen Ivy

Author: Vinnie Nguyen

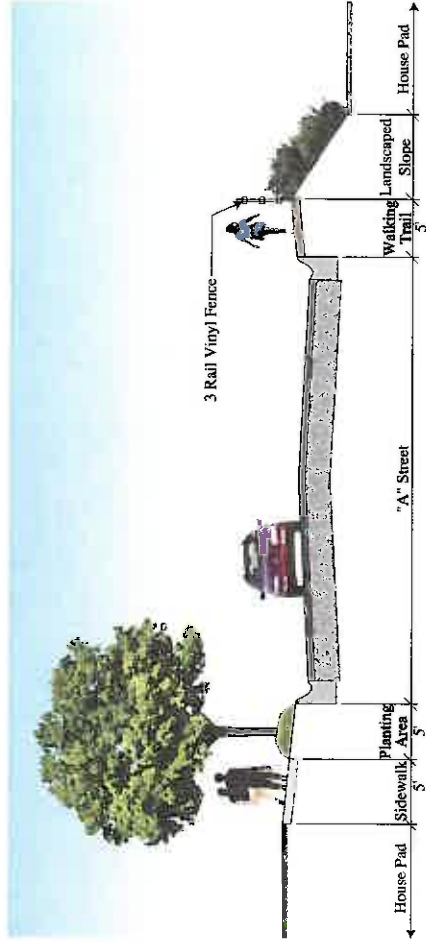


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SECTION A - LAWSON ROAD SECTION



SECTION B - "A" STREET SECTION

CONCEPTUAL LANDSCAPE SECTIONS

TTM #33688 R-1

IAN DAVIDSON LANDSCAPE ARCHITECT

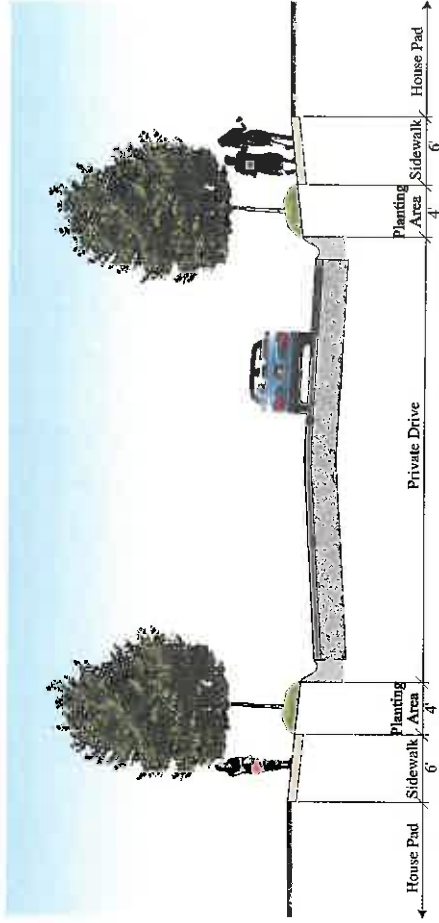
340 MARKET STREET RIVERSIDE, CALIFORNIA 92501 951-883-1283

COUNTY OF RIVERSIDE

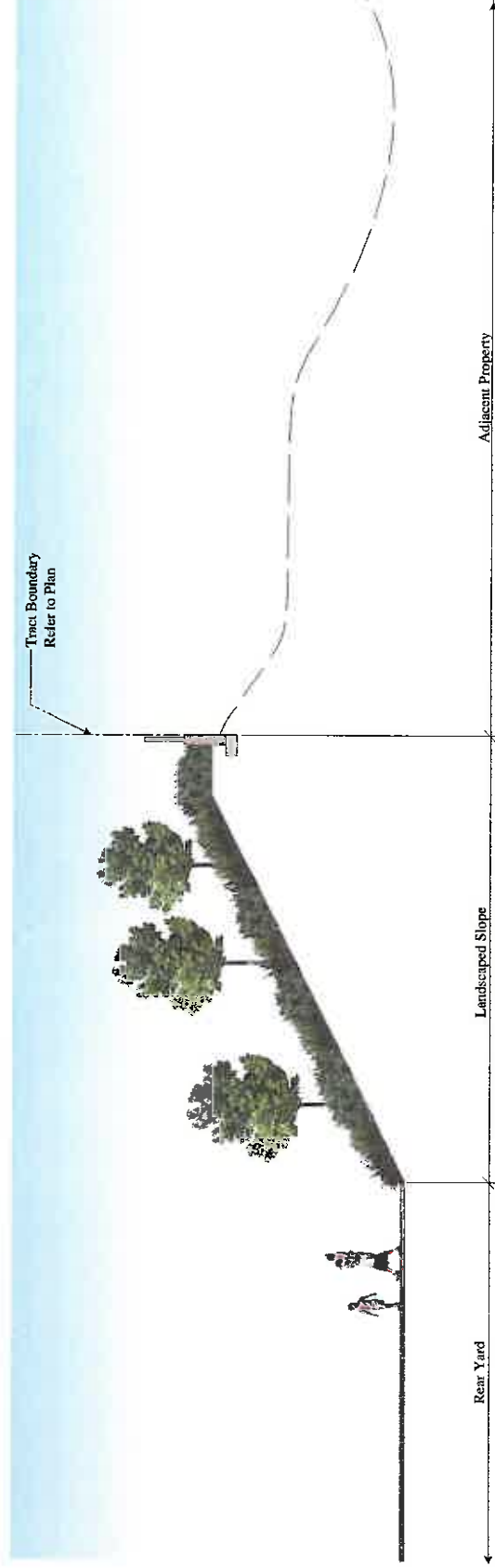


IAN DAVIDSON LANDSCAPE ARCHITECT
1000 JEFFERSON STREET
RIVERSIDE, CA 92501
951-883-1283
WWW.IDLA.COM





SECTION C - TYPICAL PRIVATE DRIVE



SECTION D - REAR YARD WITH ADJACENT PROPERTY

CONCEPTUAL LANDSCAPE SECTIONS

TTM #33688 R-1

IAN DAVIDSON LANDSCAPE ARCHITECT

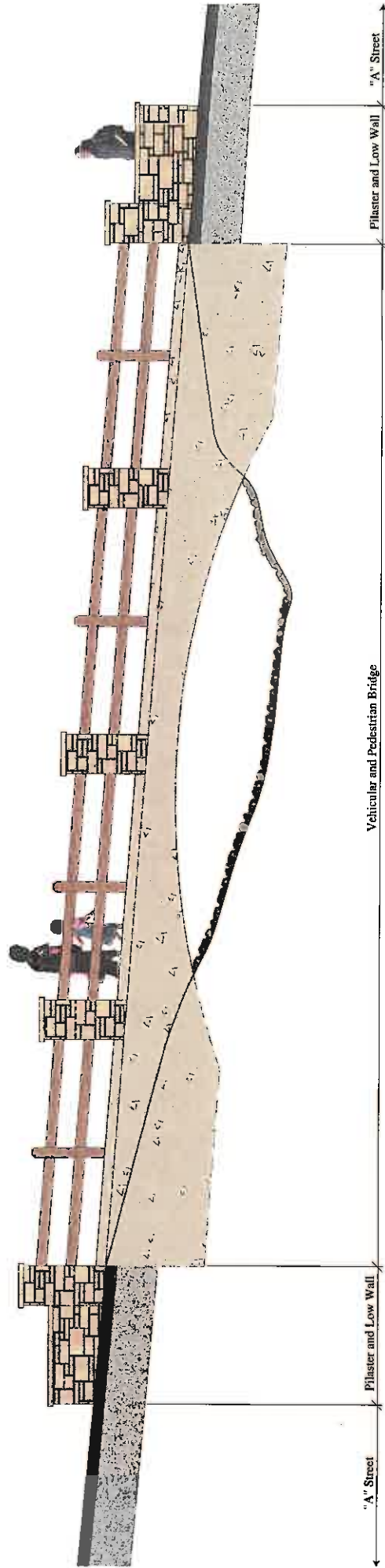
3047 MARKET STREET, RIVERSIDE, CALIFORNIA 92501 951.483.1293

COUNTY OF RIVERSIDE



IAN DAVIDSON LANDSCAPE ARCHITECT
3047 MARKET STREET
RIVERSIDE, CA 92501
951.483.1293
IAN@IANDAVIDSON.COM





SECTION E - VEHICULAR AND PEDESTRIAN BRIDGE

CONCEPTUAL LANDSCAPE SECTIONS

TTM #33688 R-1

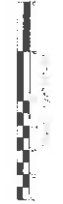
IAN DAVIDSON LANDSCAPE ARCHITECT

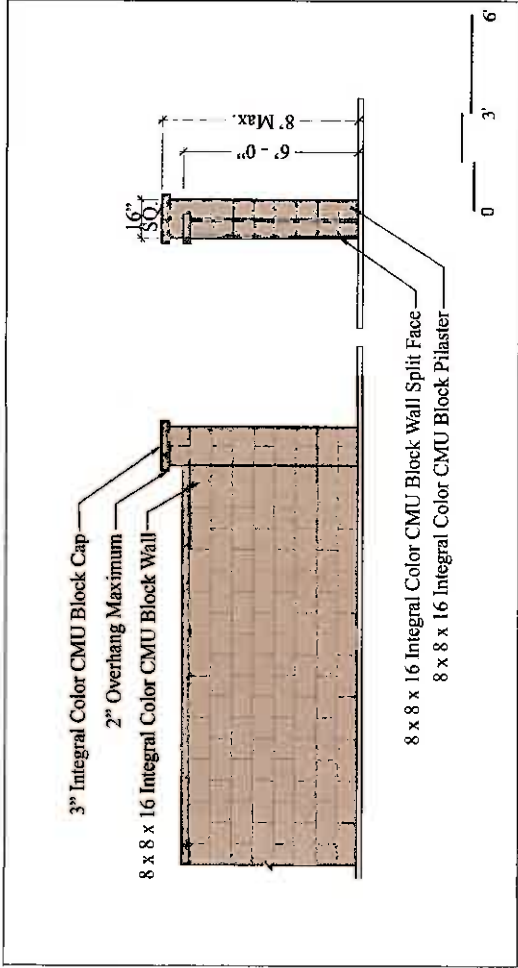
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COUNTY OF RIVERSIDE

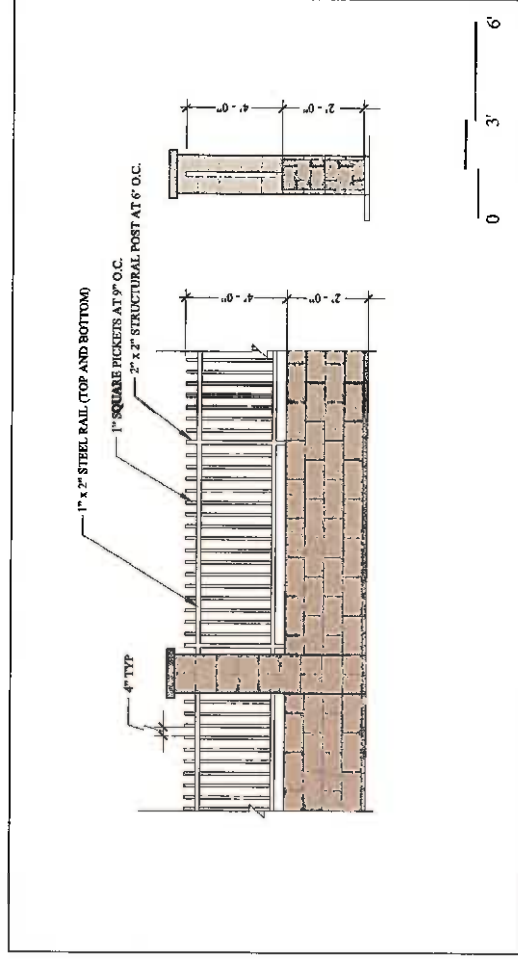


IAN DAVIDSON LANDSCAPE ARCHITECT
2607 MARKET STREET
RIVERSIDE, CA 92501
951-589-1292
WWW.IAN-DAVIDSON.COM

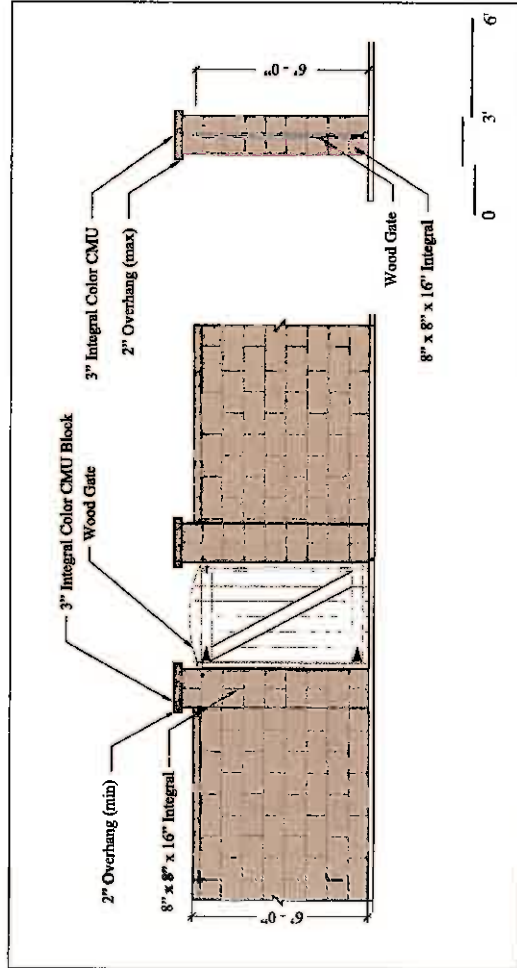




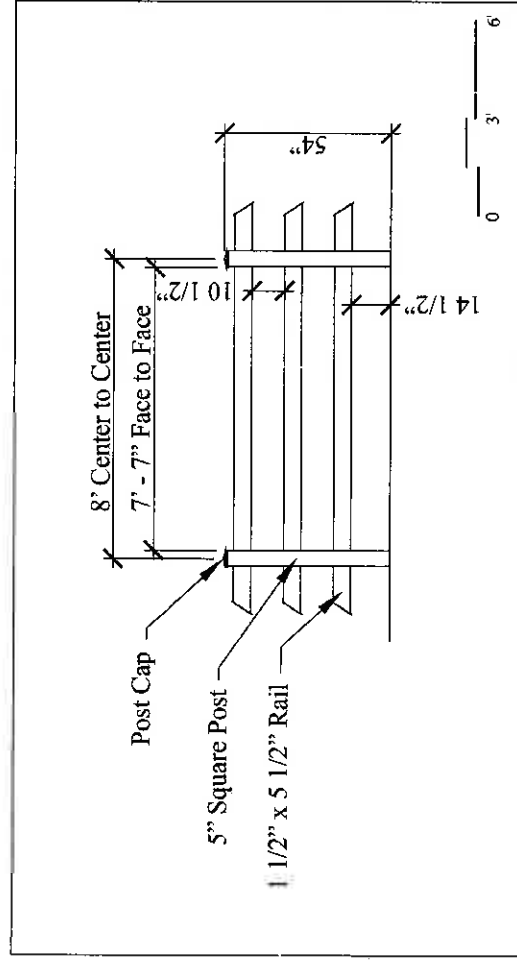
A. COMMUNITY PERIMETER WALL



B. VIEW FENCE / OPTIONAL



C. SIDE YARD & REAR YARD WALL



D. 3 RAIL VINYL WALKING TRAIL FENCE

CONCEPTUAL WALL AND FENCE DETAILS

TTM #33688 R-1

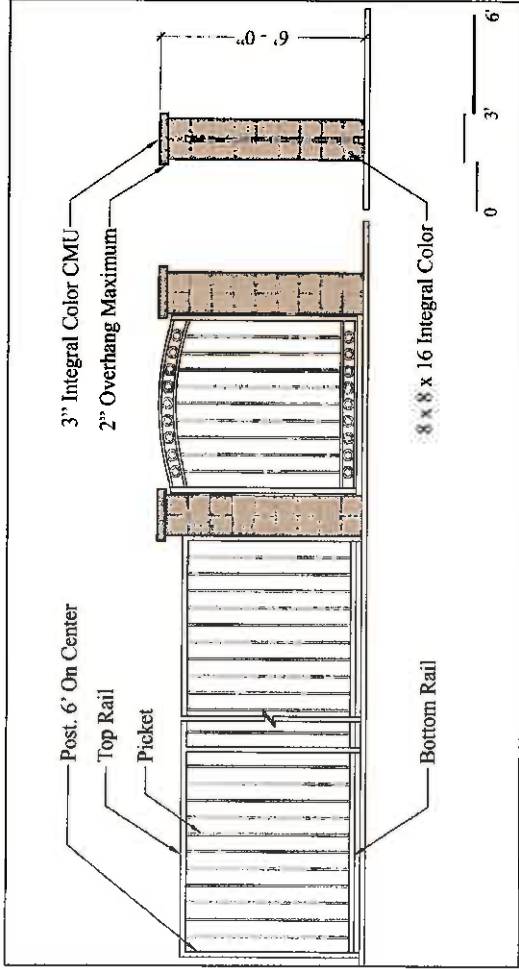
IAN DAVIDSON LANDSCAPE ARCHITECT

940 MARKET STREET, RIVERSIDE, CALIFORNIA 92501 951-963-1263

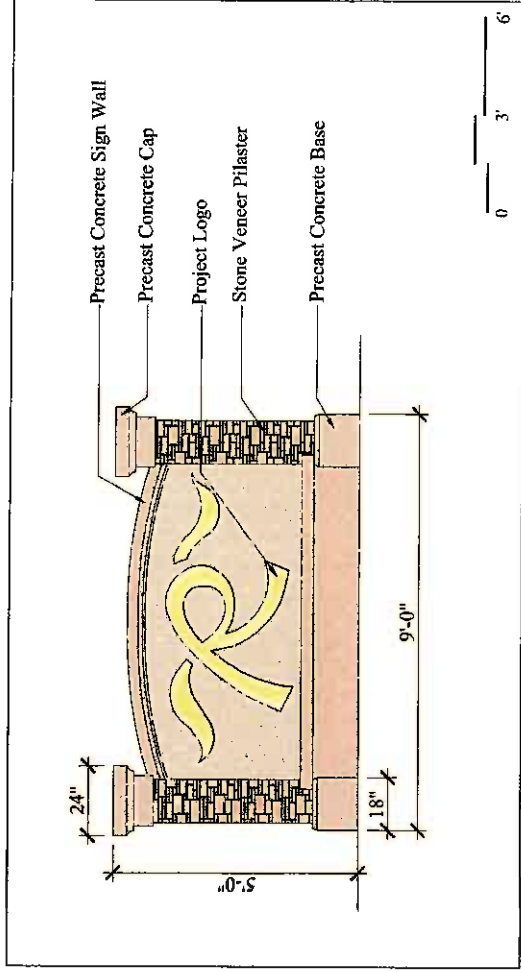
COUNTY OF RIVERSIDE



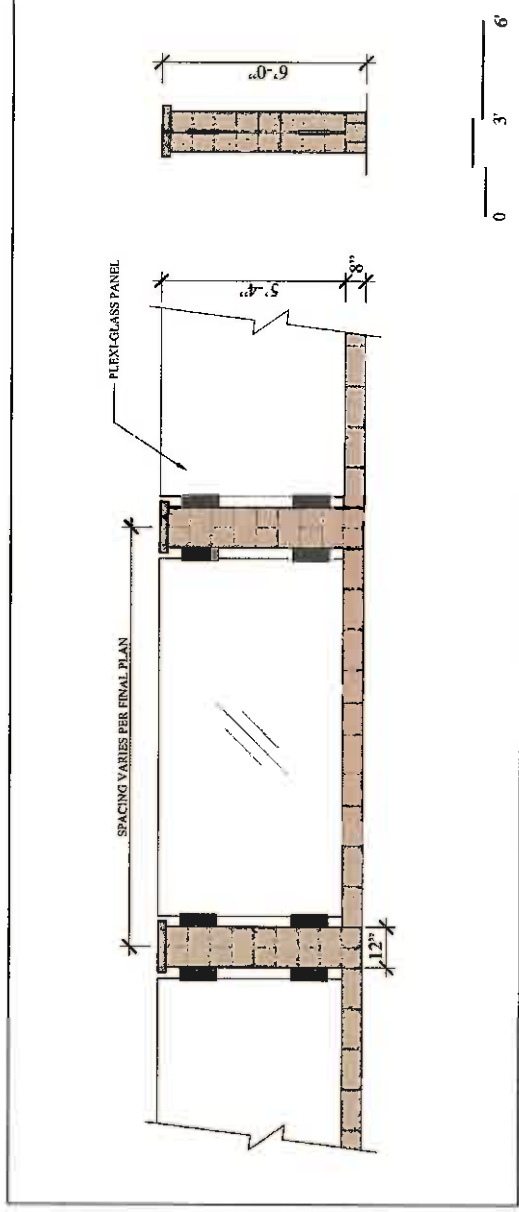
IAN DAVIDSON LANDSCAPE ARCHITECT
1000 BROADWAY, 10TH FLOOR
NEW YORK, NY 10001
TEL: 212-693-6000
WWW.IDLA.COM



E. WROUGHT IRON SWING GATE



F. MONUMENT SIGNAGE



G. PLEXI-GLASS FENCE / OPTIONAL

CONCEPTUAL WALL AND FENCE DETAILS

TTM #33688 R-1

IAN DAVIDSON LANDSCAPE ARCHITECT

507 MARKET STREET, RIVERSIDE, CALIFORNIA 92501 951-463-1285

COUNTY OF RIVERSIDE



IAN DAVIDSON LANDSCAPE ARCHITECT
2000 W. 15TH STREET
RIVERSIDE, CA 92501
951-463-1285
IAN@IANDAVIDSON.COM

RIVERSIDE COUNTY
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42722

Project Case Type (s) and Number(s): Tentative Tract Map No. 33688 Revised Map No. 1

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: James Rapp/Ron Waleki

Applicant's Address: 255 Via Linda Vista, Redondo Beach, CA 90277

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 33688 Revised Map No. 1 proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8 acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road.

The proposed revision will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7-acre Park lot, one (1) 220-square foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres altogether.

B. Background: Tentative Tract Map No. 33688 was approved in 2009 for 49 residential lots. The project was processed with Environmental Assessment No. 40576 which concluded that a Mitigated Negative Declaration was appropriate as all impacts were mitigated to a level of less than significant with mitigation added. Areas that required mitigation included Biological resources, Cultural resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Transportation/Traffic, and Utilities/Service Systems. The current proposal is to revise the map includes an increase in overall tract area from 42.9 acres to 48.6 acres, an increase in residential lot count from 49 lots to 54 lots, and elimination of the western extension of "A" Street to Trilogy Parkway and provide an access easement to Hunt Road. As a result this Environmental Assessment uses the previous EA40567 however this EA specifically addresses the proposed revisions and realignment of vehicle access to the project site.

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

D. Total Project Area: 48.6

Residential Acres: 48.69	Lots: 54	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

E. Assessor's Parcel No(s): 283-140-004, 283-140-006 thru 010, and 283-250-004

- F. Street References:** The project is located northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road.
- G. Section, Township & Range Description or reference/attach a Legal Description:** Section 34, Township 4 South, and Range 6 West
- H. Brief description of the existing environmental setting of the project site and its surroundings:** This project is located in the Temescal Canyon Area Plan of Western Riverside County. The site is located to the west of Interstate 15, east of Knabe Road and south of Stone Canyon Drive. The site lies on a ridge with a large watercourse running northeasterly along the northern boundary of the site, and another smaller watercourse running on the northerly side adjacent to Lawson Road. The project site is generally comprised of rolling hills and steep terrain and two canyons abut and partially enter the site to the north and south. The project site contains a single family residence on the north/central portion of the site, but shall be removed. The area around the residence is disturbed, due to landscaping and off road vehicle use. An existing access easement from Hunt Road provides access to two single family residential lots located to the southeast. Chain-link fencing is present along most of the northern boundary of the site. The site's vegetation includes Riversidean Sage Scrub, coastal sage chaparral scrub, non-native grasslands, and residential/urban/exotic and the site includes riparian areas. The project site is surrounded by single family residential uses to the north and west, single family residential on large lots to the south and east, and Interstate 15 to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site's General Plan Land Use designation is Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).
- 2. Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this project and determined that with the incorporation of mitigation measures, required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low and very low potential for liquefaction and susceptible to subsidence. The project is within a high fire area and with a County Fault Zone and the Elsinore Fault Zone. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The proposed project shall create 54 residential lots. The proposed project meets with all applicable Housing element policies.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

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

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Rural Community (RC) to the south and east and Community Development (CD) to the north and west.

3. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Medium Density Residential (2-5 dwelling units per acre) to the north and west.

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

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

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: One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west.

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred

with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

February 27, 2017
Date

Russell Brady
Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is located approximately 800 feet away from Interstate 15 which is designated as a State Eligible Scenic Highway. Due to the distance from the interstate and topography of the site which generally shields the project from view, the project will not have a substantial effect upon a scenic highway corridor. Therefore, the impact is considered less than significant.

b) The proposed project has reserved over 18 gross acres for Open Space to preserve scenic resources, including trees, rock outcroppings and unique landmarks. Due to the amount of land preserved for open space, it is not anticipated that the proposed project shall substantially damage scenic resources. Due to the project's location and the surrounding topography which obscures views of the site, the proposed project is not anticipated to result in the creation of an aesthetically offensive site open to public view. Views of the site from surrounding areas would change from predominately undeveloped to low-density residential and recreational/open space land uses. Additionally, Development Standards set forth in Ordinance No. 348 and the Countywide Design Standards and Guidelines will ensure that the project development adhere to, and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, the impact is less than significant.

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

Findings of Fact:

a) The proposed project is located 46.51 miles from the Mount Palomar Observatory and is not within the Mount Palomar Lighting Influence Area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels since it would include lighting fixtures and lighting levels typical of a residential community that would be compatible with the immediate surrounding area. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impact is considered less than significant.

b) The amount of light that will be created is consistent with levels found in typical residential developments. Also, the majority of residential uses surrounding the project site are separated from the site by canyons and are not directly adjacent to the property. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Impact is considered less than significant.

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project shall not convert land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. There is no impact.
- b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. There are no existing agricultural uses on the project site. Therefore, there is no impact.
- c) The project site is not surrounded by property zoned for agricultural uses. Therefore, there is no impact.
- d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not result in other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project will not conflict with any zoning related to forest land, the County has no such zoning, and there is no forest land onsite or near the project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook, CalEEMod

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

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

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

South Coast Air Basin Attainment Status – Riverside County

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NO ₂	Unclassified/Attainment	Attainment		
SO ₂	Attainment	Attainment		
Pb	Unclassified/Attainment	Attainment		
<i>Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.</i>				

Construction Emissions

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

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Unmitigated Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Grading	6.13	78.57	41.16	0.09	7.37	4.52
Building Construction*	4.63	36.34	30.29	0.07	4.38	2.44
Architectural Coating*	54.08	1.80	3.32	0.00	0.53	0.22
Paving*	1.83	14.11	15.26	0.02	0.92	0.74
Peak Daily with Potential Overlap	60.54	78.57	48.87	0.09	7.37	4.52
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod						
*-construction phases may overlap						

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,00 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2017. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Unmitigated Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	2.16	0.77	4.30	0.00	0.08	0.08
Energy Sources	0.05	0.45	0.20	0.00	0.04	0.04
Mobile Sources	1.05	7.52	12.63	0.05	3.52	0.97
Total Emissions	3.26	8.74	17.13	0.05	3.64	1.09
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod						

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

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

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Todd Elementary School) is located approximately two miles to the southeast. The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

Carbon Monoxide Hotspots

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

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

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

The tables below titled Unmitigated Construction LST Emissions and Unmitigated Operational LST emissions identify the emissions during both construction and operation at the nearest residences are well below the SCAQMD thresholds of significance. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Unmitigated Construction LST Emissions (lbs/day)

Emissions	NO_x	CO	PM¹⁰	PM^{2.5}
On-Site Emissions	78.57	48.87	7.37	4.52
LST Threshold	286	2,085	24.5	9.5
Potential Impact?	No	No	No	No
Source: LSA Associates, Inc.				

Unmitigated Operational LST Emissions (lbs/day)

Emissions	NO_x	CO	PM¹⁰	PM^{2.5}
On-Site Emissions	8.74	17.13	3.64	1.09
LST Threshold	286	2,085	6.0	2.5
Potential Impact?	No	No	No	No
Source: LSA Associates, Inc.				

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would be located within one mile of Interstate 15, which is considered a line-source emitter and not a point source emitter. However, as part of adoption of the County of Riverside's General Plan in 2003, the General Plan Environmental Impact Report (EIR) (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the Air Quality Management Plan (AQMP), which was prepared by Southern California Air Quality Management District (SCAQMD), the agency overseeing air quality within the South Coast Air Basin (SCAB). The EIR concluded that the General Plan is consistent with the 2003 AQMP. This project is consistent with the Residential land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use designation, and, therefore, would not result in nonconformance to the 2003 AQMP. Therefore, this impact is considered less than significant.

f) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

Sources: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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List of Biological Technical Reports prepared for TR33688 & TR33688R1 referenced in this section:

Determination of Biologically Equivalent or Superior Preservation (DBESP) of Riparian/Riverine Habitat for the Walecki Project (TR33688R1) Revised Report prepared by L&L Environmental, Inc. dated January 26, 2015 (Fieldwork for revised report conducted on November 8, 2014)

Focused Least Bell's Vireo and Southwestern Willow Flycatcher Survey and Habitat Assessment for Yellow-Billed Cuckoo for the Walecki Site (TR33688) prepared by L&L Environmental, Inc. dated August 15, 2007 (Fieldwork for report conducted on April 11, 21, May 28, June 9, 27, July 7, 18, and 28, 2007 by John K. Konecny)

Focused Breeding Season Burrowing Owl and Spring Narrow Endemic Plant Surveys for the Walecki Project (TR33688) prepared by L&L Environmental, Inc. dated June 8, 2007 (Fieldwork for report conducted on April 11, 17, 25, May 1, 4, and 8, 2007)

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area.

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

MSHCP Section 6.1.2 requires that areas associated with wetland and streambed systems be evaluated for consideration as riparian/riverine or vernal pool habitat. Riparian/riverine areas are defined within the MSHCP as "lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens which occur close to or which depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year."

According to the DBESP, proposed project will impact 0.09 acre (3,917 square feet) of MSHCP riparian scrub (mulefat, willow, and cottonwood habitat) associated with the construction of a proposed bridge that will connect the project site to Lawson Road. According to the DBESP, the impacted riparian scrub vegetation will be replaced on site (along Lawson Road) at a 1:1 ratio. Habitat creation will consist of the removal of any exotic plants or trees within the onsite drainages and the replacement of impacted native vegetation in accordance with a Habitat Mitigation Monitoring Plan (HMMP). The HMMP will include a baseline vegetation study of the planned impact area and develop criteria and standards for a five-year mitigation, monitoring, and reporting program. The project has been conditioned by the County of Riverside to submit the HMMP prior to issuance of a grading permit. Additionally, the project has been conditioned to provide a Biological Monitor and requires a Grading Plan Check prior to grading permit issuance to ensure compliance with the MSHCP. A final Biological Monitoring Report is required to be submitted prior to the final grading permit inspection.

Alternatively, 0.27 acres of riparian/riverine habitat creation credits (a 3:1 ratio) may be purchased at a mitigation bank approved by the County Biologist. This obligation will be considered complete when proof of purchase of mitigation credits from a County-approved bank available at the time is supplied to the County Biologist. In the event that onsite mitigation is to be performed, the applicant shall provide the County Biologist an approved HMMP.

Impacts to MSHCP Riparian/Riverine habitat will be less than significant with adherence to the mitigation measures within the DBESP included as Mitigation Measure BIO-1 herein.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riparian/Riverine Bird Species

A focused survey for least Bells vireo (LBV) and southwestern willow flycatcher (SWF) and habitat assessment for yellow billed cuckoo (YBC) was conducted by John K Konecny of L&L Environmental. No vireos flycatchers or cuckoos were observed on the subject property or surrounding areas during the present focused study conducted in April May June and July 2007 Previous surveys by LL conducted in 2005 and 2006 did not identify any of the bird species onsite during those survey years either. Based on the results of current and past studies, L&L concluded that LBV, SWF, and YBC are not presently utilizing the subject property. Although tree species such as willow and cottonwood are present in the area they do not form the complex old growth structure that cuckoos need for foraging and breeding.

Vernal Pools

According to the DBESP, soil types mapped onsite (Hanford coarse sandy loam rough broken land and Arlington and Greenfield fine sandy loams) are not consistent with an alkali playa or vernal pool complex and pools or depressions characteristic of vernal habitat were not noted as present on the subject property.

The proposed project is consistent with Section 6.1.2 of the MSHCP with adherence to the mitigation requirements within the DBESP.

6.1.3 Protection of Narrow Endemic Plant Species

None of the Narrow Endemic plant species surveyed (Munz's onion, many-stemmed dudleya, Hammitts clay-cress, San Miguel savory, slender-horned spineflower, San Diego ambroisa, California Orcutt grass, spreading navarretia, and Wright's trichocoronis) were observed on the site during the present focused botanical surveys conducted on April 11, 17, 25, May 1, 4, and 8, 2007. The focused botanical survey was performed during the spring months in a season with below average early winter and spring precipitation. However, based on the results of previous (2004 through 2006, 2005 of which was a productive year) focused spring botanical studies it can be reasonably concluded that the above referenced special status plant species are absent from the subject property. The proposed project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project area is not located within a Criteria Cell but the site's eastern boundary is adjacent to Cell 3035 of Cell Group F. The project has been conditioned by the County of Riverside to adhere to comply with the Urban/Wildlands Interface Guidelines outlined within Section 6.1.4 of the MSHCP related to drainage and lighting. The project has also been conditioned by the County for a lighting plan to be submitted prior to map recordation and prior to building permit issuance to ensure that lighting is directed away from the MSHCP Conservation Areas. The project will be consistent with Section 6.1.4 of the MSHCP with adherence to County of Riverside conditions of approval.

6.3.2 Additional Survey Needs and Procedures

Based on the results of the previous (2005, 2006, and 2007) nesting season burrowing owl surveys it was determined by L&L Environmental that burrowing owls are not occupying the project the site or adjacent areas. Based upon presence of potentially suitable burrowing owl habitat on portions of the site, the County of Riverside has conditioned the project for a 30-day pre-construction burrowing owl survey to be completed and reviewed by the County Biologist prior to grading permit issuance. The project will be consistent with Section 6.3.2 of the MSHCP with adherence to County of Riverside conditions of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to the mitigation requirements within the DBESP as summarized in MM BIO-1.

b) No threatened or endangered species were observed during any of the habitat assessments or focused surveys conducted at the project site. No impacts to threatened or endangered species will occur.

c) Two special status wildlife species (Cooper's hawk and white tailed kite) were observed during studies on the property. Based upon absence of good quality undisturbed natural habitats on the site the site proximity to high density residential areas and other information presented in this report most special status wildlife species known from the region are not expected to inhabit the subject property.

Based on the negative findings of the previous 2005, 2006, and 2007 burrowing owl nesting season Surveys, L&L Environmental concluded that burrowing owl is not occupying any portion of the site or adjacent areas. The County of Riverside has conditioned the project for a 30-day preconstruction burrowing owl survey prior to grading permit issuance.

One special status species Coulter's Matilija poppy was identified along a ridgeline within the northeastern portion of the survey area just north of planned impacts. None of the MSHCP Narrow Endemic plant species were observed on the site during focused botanical surveys. Other Criteria Area or Narrow Endemic special status plant species known from the general region were also surveyed for but were not observed. Based on lack of habitat appropriate soils and hydrology no Narrow Endemic plant species are expected to occur onsite. Habitat/Botanical surveys were conducted in the spring of 2004, 2005, 2006, and 2007.

Impacts to special-status species will be less than significant with adherence to County of Riverside conditions of approval.

d) The project site is not located within an MSHCP Special Linkage Area. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. If ground disturbance and vegetation removal is planned to take place during the avian nesting season (February 1 through August 31), the County of Riverside has conditioned the project for preconstruction nesting bird survey to be completed prior to grading permit issuance to prevent impacts to active nests.

The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e-f) According to the DBESP (January 26, 2015), three drainages were mapped and analyzed to determined portion of the site that meets habitat definitions pursuant to the US Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board, and MSHCP.

Southern Riparian Drainage – At Lawson Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A riparian corridor runs southwest to northeast along Lawson Road and contains a partially degraded riparian area. A single Fremont's cottonwood was also observed and two coast live oaks were observed. The Lawson Road drainage meets both state and federal jurisdictional criteria and also meets the criteria necessary (vegetation, soils, or hydrology) to qualify as federal and state wetland.

Onsite Drainage – Northeast Boundary

This small drainage riverine corridor contains Riversidean sage scrub dominated by California sage brush with a mixture of native and non-native low growing annuals and several non-native grasses. The onsite northeastern drainage contained no riparian habitat and no impact is planned resulting in no change in water flow. Incidentally this drainage qualifies as a state and federal drainage. It fails the test for a wetland at either the state or federal level.

Offsite North/Northwestern Riparian Drainage

A riparian corridor crosses Knabe Road and runs west to east just north of the proposed project. The vegetation is characterized as a sparse to dense thicket of mulefat, willow, sycamore, and cottonwood. Other species include Laurel sumac and elderberry. Incidentally the Knabe Road Crossing drainage meets state and federal jurisdiction in places as riverine habitat; however, impacts are not expected in the area because the project plan has been altered and the most current plan does not include the previously indicated western access road.

According to the DBESP (January 26, 2015), the proposed project will result in impacts to 0.09 acre of State Drainage/Wetlands along the north site of Lawson Road and will result in no impacts to Federal Drainage/Wetlands. The 0.09 acre of impacts to State Drainage/Wetlands correspond with the 0.09 acre of impacts to MSHCP Riparian/Riverine habitat. Impacts to 0.09 acres of State Drainage/Wetlands and MSHCP Riparian/Riverine habitat will be mitigated as described in part a) herein.

The project proponent is required to consult with the Army Corps of Engineers and California Department of Fish and Game for qualification under the Nationwide or 404 permit and state Streambed Alteration Agreement 1602. In addition, a federal 401 permit will be required from the Regional Water Quality Control Board. These are standard requirements based on existing regulations and not considered mitigation pursuant to CEQA.

Impacts related to riparian habitat, sensitive natural communities, and federally protected wetlands will be less than significant after acquiring the appropriate permits from regulatory agencies and with adherence to the mitigation outlined in the DBESP as required by MM BIO-1.

g) Projects are required to comply with the requirements outlined within the Riverside County Oak Tree Management Guidelines. Two oak trees were identified along the Lawson Road drainage. Impacts to the oak trees are not proposed. No impacts will occur.

Mitigation:

BIO-1: Prior to issuance of a grading permit, a Habitat Mitigation Monitoring Plan shall be submitted to the Riverside County Planning Department Biologist for review and approval. The document shall be consistent with the requirements within the Determination of Biologically Equivalent or Superior Preservation (DBESP) of Riparian/Riverine Habitat for the Walecki Project (TR33688R1) Revised Report prepared by L&L Environmental, Inc. dated January 26, 2015.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the DBESP, the proposed project will impact 0.09 acre (3,917 square feet) of MSHCP riparian scrub (mulefat, willow, and cottonwood habitat) associated with the construction of a proposed bridge that will connect the project site to Lawson Road. According to the DBESP, the impacted riparian scrub vegetation will be replaced on site (along Lawson Road) at a 1:1 ratio. Habitat creation will consist of the removal of any exotic plants or trees within the onsite drainages and the replacement of impacted native vegetation in accordance with a Habitat Mitigation Monitoring Plan (HMMP). The HMMP will include a baseline vegetation study of the planned impact area and develop criteria and standards for a five-year mitigation, monitoring, and reporting program.

Alternatively, 0.27 acres of riparian/riverine habitat creation credits (a 3:1 ratio) may be purchased at a mitigation bank approved by the County Biologist. This obligation will be considered complete when proof of purchase of mitigation credits from a County-approved bank available at the time is supplied to the County Biologist.

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are two existing homes on the property which will be removed; one was constructed in 1950-1952 and the other was constructed in 1957. Both structures meet the state-mandated 45-year criterion for recordation as a historic-era building. However, the Archeological Historic Evaluation for the two structures determined that the structures have little historic value based upon the California Register or National Register criteria. The structures do not contain distinctive architectural design or aesthetic value, nor are they related with any persons or events of recognized significance in national, state, or local history. Therefore, they cannot be considered significant and do not qualify as a historic property or a historical resource nor would the project cause a substantial adverse change of a historical resource. Impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeological Report (PDA) No. 4910 dated May 8, 2015

Findings of Fact:

a-b) The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.16 and 10.PLANNING.17). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.24). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found (COAs 10.PLANNING.16 and 10.PLANNING.17). If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d-e) The project site will not restrict any religious or sacred uses within the project site. Pursuant to cultural resources report prepared for the project, no existing sacred uses occur within the project area. Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Soboba, Ramona, Gabrieleno, Colorado River, Morongo, and Cahuilla tribes on December 1, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga was concluded on February 6, 2017 and consultation with Soboba was concluded on February 16, 2017. Through consultation, no cultural tribal resources have been identified on site. Tribal monitoring has been included as a condition on the project at the request of Pechanga and Soboba, but since no tribal cultural resource is identified on the site this is not categorized as mitigation for a tribal cultural resource. No impacts will occur.

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

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The proposed project is located within a designated High A (Ha) paleontological sensitivity area, which means that the mapped type of geologic formations of the area either are known to contain or have the correct age and depositional conditions to potentially contain paleontological resources. No such resources are evident on the surface based on site survey. As is typically required for projects in these areas, the project is conditioned to submit a Paleontological Resource Impact Mitigation Program (PRIMP) to determine specific potential for uncovering paleontological resources on the site and to determine the scope of any potential monitoring during grading activities (COA 60.PLANNING.25). With this standard condition of approval, impacts to paleontological resources would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a-b) GEO No. 2413, entitled "Geotechnical Investigation for Proposed Light Industrial Development Pulsar Court Industrial Site APN 283-440-005, 006 Corona, CA," dated December 30, 2014 found that the Project site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no faults are known to pass through the property. The nearest earthquake fault zone is located about 0.8 miles to the southwest of the site along the Elsinore fault.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nearest fault to the project site is a splay of the Elsinore fault that was mapped approximately one-third of a mile to the west of the site. The main trace of the Elsinore fault zone is located approximately one mile west-southwest of the site.

Additionally, according to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development and existing building will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to fault hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a) According to the county GIS database, the project site is located in an area for low potential for liquefaction. Additionally, the geologic report found that although no groundwater was encountered in their deepest boring, which extended to a depth of 50.5 feet, groundwater data reported by the California Department of Water Resources indicates that groundwater could occur at a depth as shallow as about 45 feet below future pad grades. However, soils encountered in the deepest boring were found to consist of very dense older alluvium at depths of 45 feet and more below the ground surface. Consequently, the potential for liquefaction to occur beneath the site is judged to be unlikely. Likewise, the potential for lateral spreading is unlikely due to the density of the older alluvial soils at depth. The presence of approximately 10 feet of compacted fill within the site should mitigate surface manifestations of liquefaction, such as sand boils, in the unlikely event that liquefaction were to occur. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2413 by RMA Group

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

a) According to General Plan Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. Additionally, analysis contained in GEO No. 2413 found that the probably peak ground acceleration would be .910g. With mandatory compliance of Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a) The proposed project site is generally flat with areas of steep terrain on the northern side that will generally be left in a natural state, no slopes occur close enough to affect the project site. According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Additionally, GEO No. 2413 found that landslides were not encountered during the current subsurface investigation or during prior site grading. Topographic landforms suggestive of landslides were not apparent in the field or on aerial photographs. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located in an area susceptible to subsidence, and not located near any documented areas of subsidence. Additionally, Geo No. 2413 concluded that some adjustments in grades near the completion of grading could be required to balance any earth volume changes. However, any changes in earth volumes are estimated to not exceed .1 feet. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Project site is more than 24.42 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 3.26 miles west of Lake Matthews and based on the distance from this lake and intervening topography would not be subject to potential seiche.

Additionally, Figure 10, *Temescal Canyon Area Plan Flood Hazards* also illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the elevated topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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c) Result in grading that affects or negates subsurface sewage disposal systems?

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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

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

a) Under existing conditions, the Project site has a moderate slope. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 4). This is a standard condition and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Greenhouse Gas Study, BPG Birdsey Planning Group, dated February 18, 2015.

Findings of Fact:

a, b) As stated in the Air Quality and Greenhouse Gas Analysis for the project, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 1,046.81 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below tables. The total GHG emissions from the Project are below the threshold of 3,000 MT CO₂e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

Unmitigated Construction Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Site Preparation	18.44	0.01	0.00	18.56
Grading	69.83	0.02	0.00	70.28
Building Construction	191.29	0.04	0.00	184.11
Architectural Coating	2.05	0.01	0.00	2.05
Paving	15.69	0.01	0.00	15.78
Total Construction Emissions	254.3	0.09	0.00	290.78

Source: Birdsey Planning Group

Unmitigated Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	8.48	0.01	0.00	9.69
Area Sources	17.67	0.01	0.01	18.17
Energy Sources	215.98	0.01	0.01	217.03
Mobile Sources	748.06	0.03	0.00	748.60
Waste Sources	12.82	0.76	0.00	28.72
Water Usage	21.28	0.12	0.01	24.60

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Total Project Emissions	1,024.29	0.94	0.03	1,046.81	
Source: Birdsey Planning Group					

Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This residential project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Therefore, impacts are considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I and II Environmental Site Assessment (ESA) will be prepared for the project site (COA 60.E HEALTH.1). The ESA will determine through site surveys and document

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review whether any Recognized Environmental Conditions (RECs) exist on the project site that represent a hazardous condition that may be exposed during construction activities or operation of the project. Beyond existing conditions, during the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, impacts are anticipated to be less than significant.

c-d) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. The project will have no impact.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-c) The project site is not located within any Airport Influence Area or any area covered by an Airport Master Plan. It is not within two miles of a public airport or public use airport. Therefore, no impact would occur.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐ ☐ ☒ ☐

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

Findings of Fact:

a) According to "Map My County," the project site is located within a "Very High" and "Moderate" Fire Area. However, with adherence to applicable state law, Riverside County Ordinance No. 787, and California Building Code Guidelines, which contains provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) According to the Flood Control review of this project, a large watercourse runs northeasterly along the northern boundary of the site, with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal wash. Drainage through the site will pass through detention basins to mitigate for increased runoff (COA 10. FLOOD RI. 1). The project has been designed to have all street and lot grading designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The project is not anticipated to alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, this impact is considered less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Temescal Valley Water District (TVWD) service area. TVWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. TVWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basin. The bottom of basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to outlet to the existing drainage at the southeast corner of the site near Lawson Road which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides and adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project is not within a flood hazard area and is not placing housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.

f) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

c) The Project site is located approximately 4 miles southwest of Lake Matthews and is not located within its dam inundation area or any other dam inundation area as illustrated by the Riverside County General Plan, Temescal Canyon Area Plan, Figure 10, *Temescal Canyon Area Plan Flood Hazards*. Therefore, there is no potential impact from dam inundation.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐
☐
☒
☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☒
☐

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

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, south of the City of Corona. The project site is designated as Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan. The project proposes an overall density of 1.15 dwelling units per acre

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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based on the 56 single-family lots proposed and the overall 48.6 gross acres. The project area includes approximately 42.8 acres of land designated Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum or 2 dwelling units per acre maximum) and approximately 5.8 acres of land designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum or 0.5 dwelling units per acre maximum). The project proposes 54 single-family lots on the 42.8 acres of RC:LDR area for a density of 1.26 dwelling units per acre, which is consistent with the RC:LDR density limits. The project proposes 2 single-family lots on the 5.8 acres of RC:EDR area for a density of 0.34 dwelling units per acre, which is consistent with the RC:EDR density limits. The project will not require a General Plan Amendment or Change of Zone. The project is bounded by properties which are designated Rural Community (RC): Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Community Development (CD): Medium Density Residential (2-5 dwelling units per acre) to the north and west. The proposed project will not create an alteration to the planned land use of residential that has been anticipated pursuant to the General Plan for the area. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. No change to the land use designation or zoning is proposed. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required, the project was transmitted to the City and the City was noticed of the Planning Commission hearing and no comments have been received. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-c) The project site is zoned One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ acre minimum (R-A-2 ½). The proposed use, single family residential with a minimum lot size of 12,000 square feet and single family residential with a minimum lot size of 2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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½ acres, is consistent with the development standards set forth in the One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) zones, respectively. The project proposes lots with minimum lot sizes of 12,000 square feet only within the area zoned One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and the residential lots located within the Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) zone have a minimum lot size of 2 ½ acres. All other applicable development standards related to lot width, depth, and frontage are met through the project design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage requirements. Surrounding zoning classifications are One Family Dwellings (R-1) to the north and west, Residential Agricultural – 5 Acre Minimum (R-A-5) to the east, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south and west. Existing uses in the vicinity of the project site include single-family residential to the in all directions. Since the proposed Project would be similar to existing residential uses in the surrounding area, the proposed project would be compatible with the surrounding land uses and less than significant impacts would occur.

d) The Project site is designated as Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan. Although the project proposes lot sizes at a minimum size of 12,000 square feet, the project proposes clustering of the 54 single-family lots on the 42.8 acres of RC:LDR area for a density of 1.26 dwelling units per acre, which is consistent with the RC:LDR density limits. The project proposes 2 single-family lots on the 5.8 acres of RC:EDR area for a density of 0.34 dwelling units per acre, which is consistent with the RC:EDR density limits. The proposed Project would be fully consistent with the property's General Plan land use designation and with all applicable policies of the General Plan. Therefore, there would be no impact.

e) Residential uses exist in the surrounding area. However, there are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. While there is an active open-pit mine to the east of the Project site across Interstate-15, a sufficient buffer exists between the project site and the active portion of the mine. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The nearest airport to the Project site is the Corona Municipal Airport, which is located approximately 10.0 miles northwest of the Project site. The project site is not located within an airport land use plan or within two miles of the public airport. Therefore, there would be no impact.

b) The proposed Project is located 10.0 miles from Corona Municipal Airport, which is a public-use airport. There are no private airstrips located within two miles of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact:

Findings of Fact: The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is near Interstate 15, approximately located 800 feet from the freeway. Due to the distance from the interstate and the inclusion of natural barriers and topography, including hills and dense landscaping, this impact is considered less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

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No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Tentative Tract Map No. 33688R-1 Traffic Impact Analysis, dated January 23, 2017; United States Department of Housing and Urban Development Site DNL Calculator; Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

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

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

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

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

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

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

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 514 average daily trips with approximately 100 trips being distributed to Hunt Road and Trilogy Parkway and the remaining approximately 400 trips being distributed to Lawson Road and Temescal Canyon Road. Based on the existing approximately 1,800 trips on Hunt Road and Lawson Road each, existing noise levels are anticipated to be approximately 60 dBA CNEL. With the additional approximately 100 trips on Hunt Road and 400 trips on Lawson Road, noise would be anticipated to increase to 60.2 dBA CNEL and 60.8 dBA CNEL, respectively. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Trilogy Parkway and Temescal Canyon Road) would result in a lower increase in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Operationally, the project will result in noise sources typical of residential uses such as landscaping activities. These activities are common in the project area do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach

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95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to exceed 65 dBA CNEL to existing sensitive residential areas along Hunt Road and Lawson Road. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

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

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

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity,

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and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The project site currently contains an existing dwelling that will be removed, but the project proposes the creation of 54 single family residential lots. Therefore, the project will not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere., and there is no impact.

b) The proposed project proposed the creation of 54 residential lots, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.

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c) The project site currently contains one existing dwelling that will be removed. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.

e) The proposed project will create proposed dwellings for approximately 157 persons. The projected population of the Rural Community Foundation component within the Temescal Canyon Area Plan, as depicted in Table 2 "Statistical Summary", is 3,572 persons. Overall, the estimated population at build out of the General Plan is 53,980. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project's dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.

f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Temescal Valley Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

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

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Sycamore Creek Station (Station No. 64), located approximately 4.7 miles southeast of the Project site at 25310 Campbell Ranch Road Corona CA, 92883. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or

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equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: Riverside County Sheriff's Department provides community policing to the Project area via the Lake Elsinore Sheriff's Station located approximately 13.28 miles southeast of the Project site at 333 Limited Avenue, Lake Elsinore, CA 92530. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING. 11). This is a standard condition of approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard requirement and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project is for 54 single-family homes. This increase in residents represents an insignificant increase to the area and will not require expansion of any other public services such as libraries or hospitals. The proposed residential development would not significantly increase the demand of such services. A less than significant impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The proposed project does include an approximately 0.7-acre park area near the project's western boundary. The proposed 54 single-family home development project will utilize public facilities but would not significantly increase use of existing recreational facilities. Additionally, the project is subject to park fees to support existing and future public recreation efforts pursuant to Ordinance No.

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659 to offset any incremental impacts created by the project on area recreational facilities. Therefore, a less than significant impact is anticipated and no mitigation measures are needed.

b) The proposed project may include the use of existing neighborhood or regional parks or other recreational facilities, however the physical deterioration of the facilities which may occur is not anticipated to be substantial or greatly accelerated. The payment of Development Impact Fees pursuant to Ordinance No. 659 and potential Quimby fees reduces the impact by providing for funds for additional recreational facilities and maintenance. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The proposed project site is not located within a Riverside County Parks and Recreation District. The proposed project has been conditioned prior to map recordation to submit to the County Planning Department a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land. The proposed project has been conditioned prior to building final inspection to present certification to the Riverside County Planning Department that the payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. These are standard requirements, and therefore not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

Source: Riverside County General Plan, Riverside County Department of Transportation, Tentative Tract Map No. 33688R-1 Traffic Impact Analysis, dated January 23, 2017

Findings of Fact:

a) The proposed project will increase vehicular traffic. However, the Transportation Department has reviewed the traffic study submitted for the project. They determined that it is possible to achieve adequate levels of service for intersections within the project site and that the proposed project is consistent with the General Plan Circulation Element with the typical required improvements along the project frontage and at the intersection of Hunt Road and Lawson Road. With these improvements incorporated into the project, the project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. Therefore, the impact is considered less than significant.

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 15, which is located in the vicinity of the Project site. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore, the project would have a less than significant impact.

c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

44. Bike Trails

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

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact

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

Monitoring: No monitoring measures are required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

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Source: Department of Environmental Health Review

Findings of Fact:

a) The project is, and will continue to be served by Temescal Valley Water District (TVWD). The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Lee Lake Water District (now Temescal Valley Water District) indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending final engineering for connection to existing water supply lines located in Lawson Road and payment of applicable connection fees. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by TVWD and will not require new or expanded entitlements. The project has provided Will-Serve letters from Lee Lake Water District (now Temescal Valley Water District) indicating that adequate water supplies and entitlements exist from the district and its supply through the Western Municipal Water District (WMWD) to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

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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?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Lee Lake Water District (now Temescal Valley Water District) indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Lawson Road and payment of applicable connection fees. The project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. The project has provided Will-Serve letters from Lee Lake Water District (now Temescal Valley Water District) indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Lawson Road and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source:

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although TR33688R1 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

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

49. Energy Conservation

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

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Source:

Findings of Fact:

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 54 single-family residential units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur., in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.,.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

VII. AUTHORITIES CITED

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

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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots. The map proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8 acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway and provide an access easement to Hunt Road.

The overall project will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum lot size of 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7 acre Park lot, one (1) 220 square foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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Riverside County LMS
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TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10. EVERY. 5 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33688 Revision No. 1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33688 Revision No. 1, dated 3/25/15.

APPROVED EXHIBIT L = Tentative Tract Map No. 33688 Revision No. 1, Exhibit L, sheets 1-7, dated 3/25/15.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

BS GRADE DEPARTMENT

10. BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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Riverside County LMS
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TRACT MAP Tract #: TR33688R1

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP- WATER/SEWER INEFFECT

The Department of Environmental Health has reviewed the application for Tract 33688R1 offers the following:

Our conditions of approval dated 12 Sept 2014 are still current where applicable.

Each lot at time of Building Issuance will be required to pay a sewer verification fee.

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EPD DEPARTMENT

10.EPD. 1

- MSHCP UWIG

RECOMMND

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

1. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.

2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.

3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s) and/or PQP Lands do not increase.

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

*Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

10.FIRE. 3

MAP - BRIDGE

RECOMMND

The bridge shall be constructed and maintained in accordance with AASHTO-HB-17

Vehicle load limits shall be posted at both entrances to bridge

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (REV)

RECOMMND

FLOOD HAZARD REPORT (REVISED 4/9/15)

Tract Map No. 33688, Revised Map No. 1, Amended No. 1, is a request to subdivide an approximately 48.6-acre site for single family residential use within a private gated community. A park lot, several open spaces and a water quality/detention basin are included in this request. The site is located west of Interstate 15 in the Temescal Canyon area on the north side of Lawson Road east of Knabe Road. The revised map eliminates extending "A" Street to connect to Trilogy Parkway but adds "E" Street to connect "A" Street to Hunt Road. The Conditions of Approval for Tract 33688 were approved by the Board of Supervisors on 09/01/2009.

The site lies on a ridge with a large watercourse running northeasterly along the northern boundary with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal Wash. The smaller watercourse, with a Q100 of about 300 cfs, conveys flows under a bridge at "A" Street. The building pads are located on higher ground and considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

A majority of the develop site is designed to drain to a water quality basin located on the northerly side of "A" Street between Lot 54 and Lawson Road. The location of this basin is different than previous submittals. The preliminary basin design when this project was originally approved was acceptable to the District. However, the water quality requirements issued by the Regional Water Quality Control Board (RWQCB) have changed since that time.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (REV) (cont.) RECOMMND

No revised preliminary Water Quality Management Plan (WQMP) or supporting calculations were submitted to the District to verify that the basin proposed with this submittal has the equivalent volume. Some modifications to the basin may be necessary during final engineering. During final engineering, this project, including the basin, will be required to meet the current MS4 permit requirements of the RWQCB.

The development of this site would increase peak flow rates on downstream properties. The basin is intended to provide mitigation for both increased runoff and water quality. There are no District maintained facilities proposed with this subdivision request but the District's standard 'Increase Runoff Criteria' is provided as a reference to the engineer and plan checker. The WQMP and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

10.FLOOD RI. 2 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 3 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to,

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10. GENERAL CONDITIONS

10.FLOOD RI. 3

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL DEVELOPMENT RECOMMND

The applicant shall provide a Community Trail alignment on the tract map and in the street sections with a 14 foot easement and 8 foot decomposed granite trail outside of the right-of-way for Lawson Road. Please see PARKS-4001 detail at http://www.rivcoparks.org/wp-content/custom_images/trails/Tails_Crosssection_Exhibit_C8.pdf. If you have any questions, please contact H. P. Kang at 951-955-6998 or email at hpkang@rivcoparks.org.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 6 MAP - NO OFFSITE SIGNAGE RECOMMND

No offsite subdivisions signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4 Violation of this condition of approval may result in no further permits of any type being issues for this subdivision until the unpermitted signange is removed.

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for lots 1-34 and 37-54 of the subdivision as shown on the TENTATIVE MAP are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-12,000 zone.
- b. The front yard setback is ten (20) feet.
- c. The side yard setback is shall not be less than ten (10%) percent of the width of the lot, but not less than three (3) feet in width in any event and need not exceed a width of five (5) feet.
- d. The street side yard setback is ten (10) feet.
- e. The rear yard setback is ten (10) feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is sixty (60) feet.
- g. The maximum height of any building is forty (40) feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is forty (40) feet.
- i. The minimum parcel size is 12,000 square feet.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

The design standards for lots 35-36 of the subdivision as shown on the TENTATIV EMAP are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-2 1/2 zone.
- b. The front yard setback is 20 feet.
- c. The minimum average width of each lot is 100 feet.
- d. The maximum height of any building is 40 feet.
- e. The minimum parcel size is 2.5 acres.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cummulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

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10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12 MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 13 MAP- OFF-HIGHWAY VEHICLE USE

RECOMMND

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

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 17

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the

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10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 18 MAP - PDA04910R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4910 submitted for this project (TR33688r1) was prepared by Barbara Loren-Webb of L and L Environmental and is entitled: "Phase I Cultural Resources Assessment: Walecki Project, TR33688r1, County of Riverside, CA" dated April 20, 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 28, 2015.

Revised County Archaeological Report (PDA) No. 4910r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated May 8, 2015. This report was received on June 22, 2015 and accepted by the County Archaeologist on the same day.

PDA 4910r1 concludes: Although the two recorded sites on the property have been evaluated as non-significant, there is a high potential for additional historic and/or prehistoric resources to be present subsurface.

PDA 4910r1 recommends: That an archaeological and Native American monitor be present during all ground disturbing activities associated with this project.

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10.PLANNING. 18 MAP - PDA04910R1 ACCEPTED (cont.) RECOMMND

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 19 MAP - GEO0 2428 RECOMMND

County Geologic Report GEO No. 2428, submitted for this project (TR33688R1) was prepared by Leighton and Associates, Inc. and is entitled: "Supplemental Fault Evaluation, Tract 33688, APN 283-250-004, Riverside County, California, GEO 1585" dated February 27, 2015. In addition, Leighton and Associates, Inc. submitted the following:

"Response to Comments, County Geologic Report No, 2428, Tract Map 33688, Parcel 283-140-010, Riverside County, California", dated May 13, 2015 and "Response to Comments #2, County Geologic Report No, 2428, Tract Map 33688, Parcel 283-140-010, Riverside County, California", dated June 29, 2015.

These documents are herein incorporated in GEO02428

GEO02428 concluded:

- 1.Active faults are present within the western portion of Parcel 283-140-010.
- 2.Structures for human occupancy should not be located within the designated set back zone.
- 3.Utilities required to cross the fault should be designed to accommodate future ground rupture and displacement.

GEO02428 recommendations:

- 1.Proposed development and utilities should anticipate the potential for strong to severe ground shaking and possible ground displacement.
- 2.Where possible avoid crossing the faults zones and/or provide mitigative measures in the ultimate design.

GEO No. 2428 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2428 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 review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - SINGLE STORY LOTS 38-54 RECOMMND

On the northerly boundary of the TENTATIVE MAP, Lots 38-54, there shall be a minimum of three (3) lots with a single story product type.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

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10.TRANS. 4 MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 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.

10.TRANS. 7 MAP - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - WQMP ESTABL MAIN ENTITY

RECOMMND

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

10.TRANS. 9 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 10 MAP - 100YR SUMP OUTLET

RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

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10. GENERAL CONDITIONS

10.TRANS. 11 MAP - PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 12 MAP - OWNER MAINT NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 13 MAP - INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.) RECOMMND

approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - MONEY NOTAPPLY

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS PREP RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.EPD. 2 MAP - MSHCP ECS REQUIREMENT RECOMMND

Prior to map recordation the State and Federal Jurisdictional Waters (i.e., Riverine/Riparian habitat) shown on tentative tract map TR33688, amended no. 2, dated 6/4/07 will be labeled as the "MSHCP Riverine/Riparian Area" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Riverside County Planning Department, Environmental Programs Division (EPD).

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

[X] "All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions."

[X] "All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64."

[X] "County Biological Report(s) No. PDB04251 thru -54 were prepared for this property by L&L Environmental, Inc. and are on file at the County of Riverside Planning Department,

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - MSHCP ECS REQUIREMENT (cont.)

RECOMMND

Environmental Programs Division."

[X] "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Riverside County Planning Department, Environmental Programs Division. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

[X] "The Riverine/Riparian Area will be required to be dedicated to a Home Owners Association (HOA) or entity approved by EPD."

50.EPD. 3 MAP - LIGHTING PLAN

RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL (cont.) RECOMMND
Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 75 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

* To include access to parcels 283-250-021 & 283-250-020 & lot 55 & 56

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES (cont.)

RECOMMND

minimum 22 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 8 MAP-#46-WATER PLANS

RECOMMND

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.

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50.FIRE. 9 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 10 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

*Road width for private road "E Street" to be a minimum 32'
Per ORD 460

50.FIRE. 11 MAP- BRIDGE RECOMMND

ECS Note:

The Bridge shall be constructed and maintained in accordance with AASHTO-HB-17. Bridge shall be designed for a live load of 75,000 lbs.
Vehicle load limits shall be posted at both entrances and shall be maintained

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 12,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-12,000 zone, and with the Riverside County General Plan (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 31 MAP - CC&R RES HOA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES HOA COM. AREA (cont.)

RECOMMND

or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES HOA COM. AREA (cont.) (cont.) RECOMMND

otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES HOA COM. AREA (cont.) (cont.) RECOMMND

copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Lawson Road and so noted on the final map, with the exception of one 20' wide fire road and access easement.

50.SURVEY. 2 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Lawson Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 2 MAP - SOILS 2 RECOMMND

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

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50.TRANS. 3 MAP - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 4 MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southwesterly extension of Lawson Road to a paved County maintained Hunt Road.

50.TRANS. 5 MAP - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) 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.

NOTE: Per PC hearing on 10/1/2008, no streetlights are required on interior streets. However streetlight will be required on Lawson Road.

50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District

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50.TRANS. 6

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Lawson Road.
- (2) Trails.
- (3) Streetlights on Lawson Road.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 7

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 8 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Lawson Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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50.TRANS. 11 MAP - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 12 MAP - SIGNING & STRIPING PLAN

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 13 MAP - DEDICATION

RECOMMND

"A" Street from Lawson Road to Lot 31 is a reserved lot for road purposes and shall be improved with 36' full-width AC pavement and rolled concrete curb within the 51' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/51') (Modified for rolled curb and reduced right-of-way.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Construct a 56' AC pavement lane at the gate with a turnaround accommodating a 38' turning radius.

"A" Street from Lot 31 to the secondary access entry is a reserved lot for road purposes and shall be improved with 36' full-width AC pavement and rolled curb within the 56' full-width easement in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

2. Construct a 56' AC pavement lane at the gate with a turnaround accommodating a 38' turning radius.

"E" Street from Lawson Road to secondary access entry is a

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50.TRANS. 13

MAP - DEDICATION (cont.)

RECOMMND

reserved lot for road purposes and shall be improved with 24' full-width AC pavement, AC swale within the 30' full-width easement in accordance with modified County Standard No. 106, Section "B", Ordinance 461. (24'/30') (Modified for reduced full-width right-of-way from 50' to 30' and reduced full-width improvement from 32' to 24' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

All other interior streets are reserved lots for road purposes and shall be improved with 36' full-width AC pavement, rolled curb, and concrete sidewalk within the 56' full-width easement in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb and 6' sidewalk width.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

50.TRANS. 14

MAP - EXISTING MAINTAINED

RECOMMND

Lawson Road along project boundary is designated as a County maintained local road and shall be improved with 36' full-width AC pavement, rolled concrete curb, and match up asphalt concrete paving; reconstruction, resurfacing of existing paving as determined by the Director of Transportation within the 56 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb, construct walking trail, and No sidewalk.)

- NOTE: 1. An 8' walking trail shall be constructed adjacent to curb line within a 10' parkway as approved by Transportation Department, and Parks and Open Space District. If DG is utilized for trail construction, a swale or interceptor drain may be required to prevent erosion of the trail.
2. To the maximum extent possible the proposed retaining wall on the east side of Lawson Road shall be constructed outside of public road right-of-way. Sections of the retaining wall located within the public road right-of-way shall

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - EXISTING MAINTAINED (cont.) RECOMMND

designed and constructed to the satisfaction of
the Transportation Department.

50.TRANS. 15 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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.

50.TRANS. 16 MAP - WQMP REQMNT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - WQMP REQUNT ON FINAL MAP (cont.) RECOMMND

(WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 17 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

The Final WQMP shall also address the following:

1.The P-WQMP Site Plan shows a Bioretention Basin (BMP "D") located within the Park area. The F-WQMP must include all required information (e.g., hydrologic data) related to every Source Control BMP that is proposed for this project.

2.The Preparer shall include CC&Rs in the Final WQMP, which must be signed and recorded by the County.

3.The Preparer shall address any final comments from County of Riverside.

4.The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.

5.The Applicant shall provide two digital copies on CD of the Final WQMP documents.

6.The Applicant shall provide the original "wet signed" copy of the County's Maintenance Agreement to be included

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - SUBMIT WQMP AND PLANS (cont.) RECOMMND
with the WQMP.

50.TRANS. 18 MAP - WQMP MAINT DETERMINATION RECOMMND
The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 19 MAP - DRAINAGE EASEMENTS RECOMMND
Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

50.TRANS. 20 MAP - WRITTEN PERM FOR GRADING RECOMMND
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

50.TRANS. 21 MAP - GEOMETRICS RECOMMND
The intersection of Hunt Road (NS) and Lawson Road (EW) shall provide the following geometrics:
Northbound: One shared through/right-turn lane
Southbound: One shared left-turn/through lane
Eastbound: N/A
Westbound: One shared left-turn/right-turn lane

The intersection of E Street (NS) and Hunt Road (EW) shall provide the following geometrics:

Northbound: N/A
Southbound: One shared left-turn/right-turn lane
Eastbound: One shared left-turn/through lane
Westbound: One shared through/right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - GEOMETRICS (cont.)

RECOMMND

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 15 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ECP - PHASE I/II ESA REQUIRED

RECOMMND

Phase I and Phase II Environmental Site Assessments are required to be submitted to the Department of Environmental Health for review and approval. The soil sampling and analysis shall be conducted in accordance to DTSC's "Interim Guidance for Sampling Agricultural Properties".

For further information please contact the Environmental Cleanup Program at (951) 955-8980

EPD DEPARTMENT

60.EPD. 1 - HMMP SUBMITAL

RECOMMND

Prior to the issuance of a grading permit, a Habitat Mitigation Monitoring Plan Shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The document shall be consistent with the document titled "Determination of Biologically Equivalent or Superior Preservation Of Riparian/Riverine Habitat for the Walecki Project, Riverside County, California," prepared by L&L Environmental and Dated February 5, 2008; Revised January

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - HMMP SUBMITAL (cont.)

RECOMMND

26, 2015.

This document shall include current cost estimates for completion of the work, for the purpose of putting into place financial assurances. If financial assurances are already in place with the wildlife agencies for Jurisdiction mitigation, the further assurances may not be necessary.

This condition may also be cleared through the purchase of mitigation credits. The applicant must consult with EPD prior to the purchase of credits, in order to ensure that they are adequate, and from an approved bank. All credits must be purchased within the same watershed as the impacts.

60.EPD. 2 - 30 DAY BUOW

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Riverside County Planning Department, Environmental Programs Division. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 3 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance, a qualified biological monitor shall be contracted to provide biological

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BIOLOGICAL MONITOR (cont.)

RECOMMND

monitoring of the construction activities. A work plan shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) to review and approved from the qualified biological monitor that may include, but not be limited to pre-construction surveys, Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - MSHCP GRADING CHECK

RECOMMND

Prior to issuance of the grading permit the applicant shall be required to provide documentation to comply with the MSHCP requirements. All areas of biological sensitivity (e.g. riverine/riparian habitats) shall be identified on the grading plan. The report shall be submitted to the County of Riverside Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval to ensure compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

60.EPD. 5 - EPD NESTING BIRD

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - EPD NESTING BIRD (cont.)

RECOMMND

the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. 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, documenting the results of the survey, to EPD for review. EPD FOR REVIEW.

60.EPD. 6 EPD- GRADING PLAN CHECK EOT1

RECOMMND

All MSHCP Riparian/Riverine habitat must be mapped and identified on all project maps. Portions of MSHCP Riparian/Riverine habitat that shall not be disturbed shall be labeled as "MSHCP Riparian/Riverine not to be disturbed".

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

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

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

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60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

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

60.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

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

*minimum setback for all structures from property lines
shall be 30'

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL MAINTENACE COMMUNI RECOMMND

The applicant shall enter into a trail maintenance
agreement with the Regional Park and Open-Space District or
form or annex into a County managed Landscape lighting
Maintenance District accepting trails maintenance as
approved by the Riverside County Planning Department for
the maintenance of the all community trail(s) identified on
this project. The applicant, or successors-in-interest or
assignees, shall be responsible for the maintenance of said
trails and easement areas such time as the maintenance is
taken over by the appropriate maintenance District or
entity. The applicant must provide a letter of agreement
to the Planning Department and the Park District that the
trail maintenance will be provided.

60.PARKS. 2 MAP - TRAIL PLAN APPROVED COMM RECOMMND

Prior to or in conjunction with the issuance of grading
permits, the applicant must have submitted its trail(s)
exhibit/plan to the Regional Park and Open-Space District
and received approval of said plan. The trails
exhibit/plan shall show the trail(s) with all topography,
grading, ADA compliance, fencing, cross sections, signage,
pavement markings, street crossings signage, bollards (if
applicable) and landscaping and irrigation.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 10 MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of

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60.PLANNING. 10

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23 MAP - CULTURAL PROF/MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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60.PLANNING. 23 MAP - CULTURAL PROF/MONITOR (cont.)

RECOMMND

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 24 MAP - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - NATIVE MONITOR REQ. (cont.)

RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report. .

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

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60.PLANNING. 25

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 3 MAP - MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 - FINAL MONITORING REPORT RECOMMND

Prior to final grading permit issuance, a qualified biological monitor shall submit final monitoring report to the Riverside County Planning Department, Environmental Programs Division (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

70.EPD. 2 - MSHCP GRADING COMPLIANCE RECOMMND

Prior to final grading inspection the Riverside County Planning Department, Environmental Programs Division (EPD) shall ensure compliance with Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV MONITOR REPORT

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

INEFFECT

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP SIGNAGE

RECOMMND

Prior to building permit issuance, the applicant must provide documentation that the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat be adequately identified through the use of signage from the public. The Home Owners Association (HOA) or other acceptable entity to the County shall be responsible for maintenance and upkeep of the signage aid in the preservation the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat on-site.

1)Sign Frequency - Signage shall be installed at predictable intervals alerting residents/public of areas of biological sensitivity. Signage should be spaced no further than 100 feet apart.

2)Sign Content - Signage should present only pertinent information in as clear a manner as possible. Items to consider when determining sign content include: Graphics - Sign graphics should be clear, visible at a distance and able to be interpreted at the speed of trail users. When possible, universal symbols should be utilized.

3)Language - The language used on trail signage should be easily understood by the variety of trail users. Language barriers can be overcome by using the universal symbols in

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80.EPD. 1 MAP - MSHCP SIGNAGE (cont.)

RECOMMND

place of text.

4)Target Age Groups - Signs should have graphics and language that are understood by the variety of age groups using the trail.

80.EPD. 2 MAP - MSHCP LIGHTING PLAN

RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 3 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

Approved water plans shall be at the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 4 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

*Street E to be built as a private street to a 32' width
Per ORD 460

80.FIRE. 5 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

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80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

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

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

80.PLANNING. 16

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design and Landscape Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

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

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

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain

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80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. 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.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

of casual view opportunities. Such view fencing shall be required along the project northern boundary on lots 38-54 with a short (2-3 foot tall) wall with view fencing above with pilasters/columns spaced regularly along the perimeter.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Lawson Road.
- (2) Trails.
- (3) Streetlights on Lawson Road.
- (4) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

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

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

80.TRANS. 3

MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required

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80.TRANS. 3

MAP - LC LANDSCAPE SECURITY (cont.)

RECOMMND

forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

80.TRANS. 4

MAP - LC LNDS CPNG PROJ SPECIFI

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Monument signs shall not be located within the right-of-way.
2. Trails shall not be located adjacent to curbs or berms
3. A two foot (2') bench shall be provided at the tops and toes of slopes for maintenance access.
4. Slope conditions within right-of-ways shall be minimized or eliminated where possible.
5. Water budget calculations shall meet County of Riverside Ordinance 859 and State Model Water Efficiency Landscape Ordinance (MWELo) requirements. Residential sites must use an ETo allowance of .50. MAWA shall be provided per point of connection and shall clearly describe each hydrozone.

Comments below are provided for the applicant to address at the construction document level submittal.

1. Provide plant palette for water quality basins.
2. Provide 2" mulch for ground cover areas.
3. Overall planting of site, must comply with applicable ordinances, including, but not limited to requirements for street trees and sight distance restricted zones, and MSHCP restrictions.
4. Plans must show and label all entrance gates, fencing, retaining and privacy walls, bridges, monuments, trails, sidewalks, access easements and all other hardscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND
features.

80.TRANS. 5 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-5282

90.FIRE. 2 MAP - VERIFY BRIDGE

RECOMMND

Provide documentation and schedule an inspection to verify the bridge requirments are met

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90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 25th occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 25th occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) or other entity acceptable to the Planning Director.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - MITIGATION MONITORING (cont.) RECOMMND

Environmental Assessment No. 42722.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

NOTE: Per PC hearing on 10/1/2008, no streetlights are required on interior streets. However, streetlight will be required on Lawson Road.

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - UTILITY INSTALL (cont.)

RECOMMND

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

pavement finished grade. Written confirmation of acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Lawson Road.

90.TRANS. 6 MAP - LC LNDSKP INSPECT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. 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.

90.TRANS. 7 MAP - LNDSKP INSPECTION REQMT RECOMMND

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

Upon successful completion of the PRE-INSTALLATION

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT (cont.) RECOMMND

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

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

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

90.TRANS. 9 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - BMP EDUCATION (cont.)

RECOMMND

there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - FACILITY COMPLETION

RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 4, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes
1st District Supervisor
1st District Planning Commissioner
City of Corona

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) - **REQUEST: The Revised Tentative Tract Map proposes to eliminate the westerly extension of "A" Street to Triology Parkway and provide access easement to Hunt Road. – APNs: 283-140-004, 006, 007, 008, 009, and 010 – Related Cases: TR33688**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 25, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

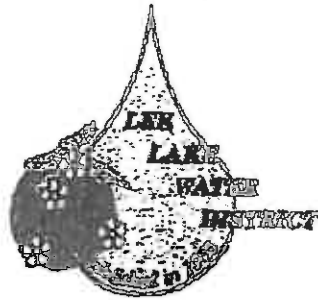
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS
 C.W. Calladay
 Joyce Deleo
 Grant B. Desluche
 Owen Garrett
 Paul Rodriguez

GENERAL MANAGER
 John Pastore

July 12, 2005

Mr. Jim Quirk, Department of Planning & Land Use
 County of Riverside
 P.O. Box 1206
 Riverside, CA 92502

Re: Water Availability for Tract #33688 - APN(s) 283-140-004, 283-140-006-010

Dear Sirs:

It is the intention of this District to provide potable water service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site and/or on-site facilities which may be required to serve this project.

Potable water service will be made available to the subject property provided:

1. The owner completes all necessary financial and non-financial arrangements, as determined by the District, with the District by April 2006.
2. That no LIMITING CONDITIONS exist which ARE BEYOND this DISTRICT'S CONTROL or CANNOT BE COST-EFFECTIVELY and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, REGULATORY AGENCY REQUIREMENTS or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

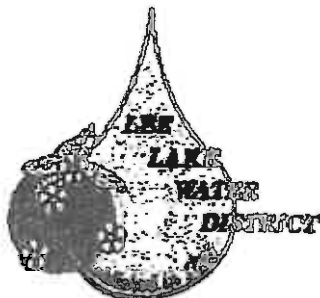
Sincerely,

John Pastore
 General Manager

LEE LAKE WATER DISTRICT

Jul. 12. 2005 4:01PM

No. 4446 P. 3



LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS

C.W. Colladay
Joyce DeLoe
Grant B. Desimone
Owen Gurnett
Paul Rodriguez

GENERAL MANAGER

John Pastore

July 12, 2005

Mr. Jim Quirk, Department of Planning & Land Use
County of Riverside
P.O. Box 1206
Riverside, CA 92502

Re: Sewer Availability for Tract #33588 - APN(s) 283-140-004, 283-140-006-010

Dear Sirs:

It is the intention of this District, to provide sanitary sewer service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site facilities which may be required to serve this project.

Sanitary sewer service will be made available to the subject property provided:

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by April 2006.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

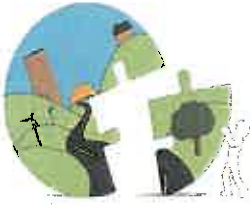
If you have any questions regarding this matter, please feel free to call me.

Sincerely,

John Pastore
General Manager

LEE LAKE WATER DISTRICT

Jul. 12. 2005 4:01PM



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

REQUEST: The Revised Tentative Tract Map proposes to eliminate the westerly extension of "A" Street to Triology Parkway and provide access easement to Hunt Road. – APNs: 283-140-004, 006, 007, 008, 009, and 010 – Related Case: TR33688

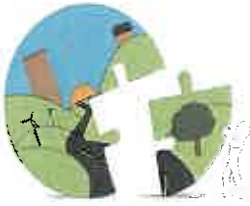
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to thomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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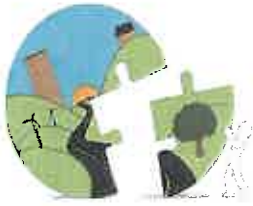
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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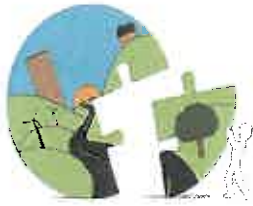
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – **Engineer/Representative:** David Jeffers Consulting – **First Supervisorial District –** Glen Ivy Zoning Area – **Temescal Canyon Area Plan:** Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – **Location:** Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – **42.9 Gross Acres - Zoning:** One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 01, 2016

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, rbrady@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

December 29, 2016

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; TR33688r1, EA42722

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



564 W. Bateman Circle
Corona, CA 92880-2011
(951) 738-9215

Fax: (951) 738-0162

Contractor's License No. 389852

April 26, 2016

Riverside Planning Commission
P.O. Box 1409
Riverside, CA 92502

Attention: Mr. Brady Russell
Project Planner
Reference: Planning Case TR33688R1
Subject: Proposed Egress Road

Gentlemen,

It has come to our attention that the Planning Commission has before it a development proposal for the above referenced tract that dramatically affects the traffic patterns on Lawson and Hunt Roads. It is our understanding that the developer is proposing the widening Lawson Road by 200% with the resultant increase in the traffic load on Lawson and Hunt. We opposed this traffic pattern change.

We have experienced an ever increasing traffic volume on Lawson due to traffic pressures from the monumental traffic occurring on I 15. Lawson is becoming an alternate route for commuters seeking to avoid just one section of this freeway. This increase in traffic has resulted in much higher speeds, more close calls and more accidents on Lawson and Hunt Roads. This proposal simply adds to the problem. Widening Lawson will not solve any of these issues other than impose more traffic that becomes choked at the existing intersections and roads where no additional widening is possible. The development by itself will also add a great number of cars to the already busy mix of traffic.

We worked very hard at the traffic issues when Trilogy was in the planning stages. This resulted in Trilogy Parkway and controlled egress on Warm Springs. This current proposal will in part defeat what was promised by the County when Trilogy was built: you would leave our residential lifestyle intact, you would minimally increase our traffic loads on our streets.

We urge you to utilize the already widened Trilogy Parkway as the point of access and leave our residential area free of you plans.

A handwritten signature in blue ink that reads 'Patricia Schuler'.

Bruce & Patricia Schuler
9376 Gum Tree Drive
Corona, CA 92883

April 12, 2016

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502

To: Brady Russell Project Planner
Re: Planning Case TR33688R1

Dear Mr. Russell,

My name is Robert Bledsoe residing at 9300 Hunt Road, Corona CA for over 30 years. My property is adjacent to the proposed development listed above. The original Tract Map indicated that the development would exit most of the traffic onto Knabe Road which is a fully improved 4 lane road that would allow the traffic to flow in a safe manner.

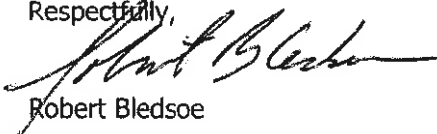
In order for the traffic to flow onto Hunt and Lawson Roads both of those roads would need to be fully improved and appropriate traffic devices installed. Therefore, I and my neighbors are vehemently opposed to the changes of ingress and egress from Lawson Road and Trilogy Parkway to Lawson Road and the new proposed road through Lot 4 APN. 283-250-004 part of Tract #7240 which is zoned R-A-2.5 residential. This places all traffic which could be as high as 400 trips per day on to Hunt Road and Lawson Road with the ingress and egress less than 300' apart. The intersection at Hunt and Lawson is a two lane country road with a blind corner that has had numerous accidents over the past 30 years I have lived here. Not to mention the intersection at Lawson and Temescal Canyon which is uncontrolled and currently very dangerous to navigate with today's traffic let alone the additional vehicles from this development change.

Lot 4 of Tract #7240 has a Declaration of Restriction recorded that states item #5 "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood". This revision of the original approval would violate those conditions and drastically change the way of life of current property owners. To my knowledge there has been no notification of these major changes to the residents of this area.

I am currently working on a list of signatures from the residents/property owners who are opposed to the changes being proposed in Case TR33688R1. This petition will be sent to you as soon as possible. I respectfully request you reconsider and evaluate how these changes would impact the future and forever change the lives of families that live here.

I can be reached by phone at 909.376.1916, via e mail at bledsoemasonry@sbcglobal.net or fax 951.360.0132.

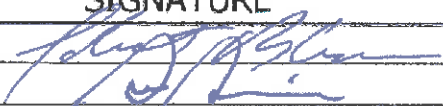
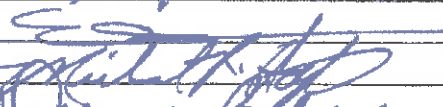


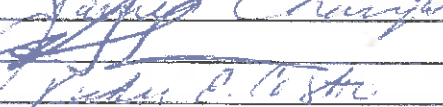



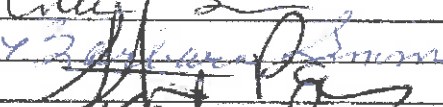

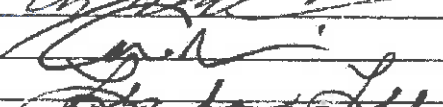
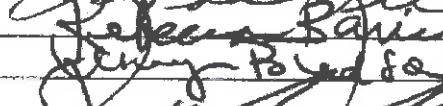
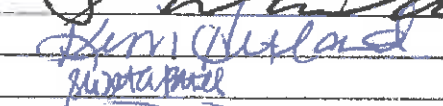
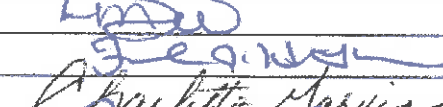
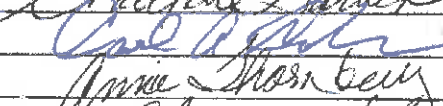

Respectfully,




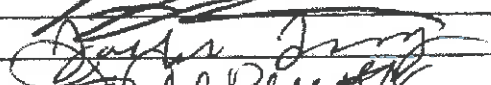
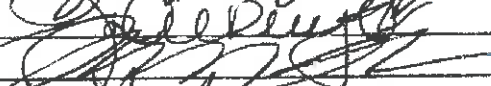
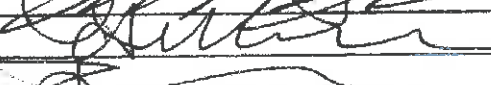






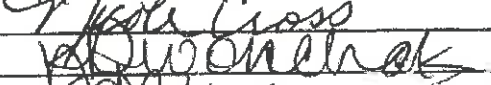
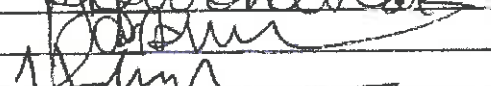

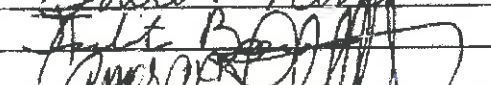









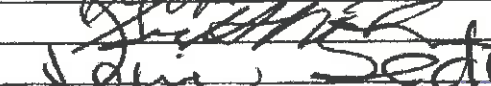

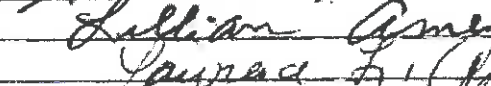


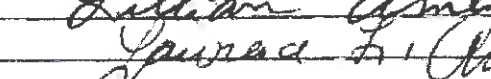
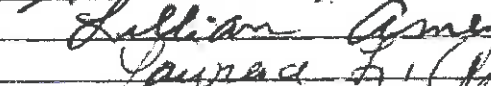
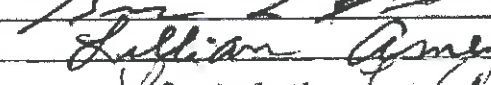




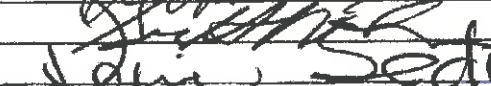



Robert Bledsoe

Cc: Steve Weiss, Kevin Tsang, Bob Magee

I the undersigned am a resident/property owner in the Temescal Valley area of Corona CA. I have read and do agree with the findings outlined in Robert Bledsoe's letter of protest regarding Planning Case #TR33688R1.

PRINTED NAME	SIGNATURE
Robert Bledsoe	
STEVE SIMMONS	
Edward Zorn	
Mike Hoyt	
DYANA BLEDSOE	
PHACNA AMIN	
Kerry Levy-Johnson	
Sonya Ferran	
Clarence Thrall	
TIM CHAMPION	
BROE SCHULZ	
Vickie Castro	
David Ransbury	
DAN FITZPATRICK	
ROBERT L LIND	
MELVA PLUNK	
SAM TAMONGPONE	
THOMAS M. MURPHY	
Colleen Simmons	
BARBARA SIMMONS	
STEVE PAYNE	
KATHY PAYNE	
CHRIS BLEDSOE	
CHRIS MOLINA	
LINDA LEE	
REBECCA BANICK	
Jenny Bledsoe	
MIKE J BLEDSOE	
Kim Hetland	
Sueta Patel	
MARCIA WILLIFORD	
Frank Hetland Jr	
Charlotte Garvin	
CARL COLE	
Annie Thornbury	
Nancy Cole	
Brend B. Bitch	

I the undersigned am a resident/property owner in the Temescal Valley area of Corona CA. I have read and do agree with the findings outlined in Robert Bledsoe's letter of protest regarding Planning Case #TR33688R1.

PRINTED NAME	SIGNATURE
Vincent Lopez	
Jaclyn Lopez	
Jennifer DeRuiter	
Mark DeRuiter	
Allison Madden	
Dennis Madden	
Amanda Paxton	
Kenneth Paxton	
Cassandra Stevens	
Craig Stevens	
Adam Collins	
Jessica Sacco	
Lauren Clark	
Kanna Killelea	
Nicole Cross	
Kelly Dworschak	
Jason Dworschak	
Hilary Nihel	
Gordon Nihel	
Juanita Brown	
CAMERON REUTZEL	
Austin Coombes	
Jessica Jenkins	
Adam Jenkins	
Jeanette Aguilar	
Philip Luchke	
Felisa Ybarra	
Cara GRI	
Lisa Gomez	
MARY STEWART	
LARRY STEWART	
TIFFANY DEAN	
Jose Mendoza	
DENNIS HART	
Juzette Sannes	
Denise Sedor	
Bryan Sedor	
Lillian Ames	
Lawrence L. AMES	

I the undersigned am a resident/property owner in the Temescal Valley area of Corona CA. I have read and do agree with the findings outlined in Robert Bledsoe's letter of protest regarding Planning Case #TR33688R1.

PRINTED NAME	SIGNATURE
Vivian Lopez	[Signature]
Kristha Cortes	[Signature]
Eric Murillo	[Signature]
Laura Cortes	[Signature]
CARL OOTE	[Signature]
NANCY COLE	[Signature]
Jackie Blain	[Signature]
Tracy Davis	[Signature]
Barbara Clingman	[Signature]
Brian Clingman	[Signature]
Peter A. Tenta	[Signature]
Cynthia Hall	[Signature]
Sherene Hatfield	[Signature]
Mary & Peter	[Signature]
Christine Ritchotte	[Signature]
Ajeza Chazviman	[Signature]
Kana Carter	[Signature]
Rosie Ochoa	[Signature]
Carlos Ochoa	[Signature]
Angela Kohler	[Signature]
Shawn Kohler	[Signature]
Janeane Vinson	[Signature]
Jeanne Duss	[Signature]
Lana Lacorte	[Signature]
Tony Lacorte	[Signature]
Robert Vinson	[Signature]
JOHN RUDOLPH	[Signature]
Andrew Rudolph	[Signature]
Tony Machado	[Signature]
Ray Croll	[Signature]
Anthony Espinosa	[Signature]
Roxanne Espinosa	[Signature]
Ashtley Ciccarella	[Signature]
Patricia Mongold	[Signature]
GARY ARMSTRONG	[Signature]
Christian Armstrong	[Signature]

I the undersigned am a resident/property owner in the Temescal Valley area of Corona CA. I have read and do agree with the findings outlined in Robert Bledsoe's letter of protest regarding Planning Case #TR33688R1.

PRINTED NAME	SIGNATURE
Vincent Lopez	[Signature]
Shane Nugent	[Signature]
Jamie Simmons	[Signature]
Frances Voth	[Signature]
Chris Voth	[Signature]
Marianne Vangelisti	[Signature]
Kurt Vangelisti	[Signature]
Susan Lewis	[Signature]
Richard Lewis	[Signature]
Carol Cole	[Signature]
Nancy Cole	[Signature]
Shawn Croll	[Signature]
TERRY MORRIS	[Signature]
Andrew Margolin	[Signature]
Kenny Meurs	[Signature]

I the undersigned am a resident/property owner in the Temescal Valley area of Corona CA. I have read and do agree with the findings outlined in Robert Bledsoe's letter of protest regarding Planning Case #TR33688R1.

PRINTED NAME

SIGNATURE

Austin Sanoos

[Signature]

MCRT

11/11/11

Wanda Godinez

Nanda Lake

Leaf 5 of 1092

S. of O'Brien



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

CC006587

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input checked="" type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR. 33688 R1 DATE SUBMITTED: AUG. 20, 2014

APPLICATION INFORMATION

Applicant's Name: JAMES RAPP / Ron WALEKI E-Mail: jimrapp@rocketmail.com

Mailing Address: 255 VIA LINDA VISTA
REDONDO BEACH CA 90277
City State ZIP

Daytime Phone No: (310) 375-7222 Fax No: (949) 586-5527
DAVE JEFFERS

Engineer/Representative's Name: DAVID JEFFERS CONSULTING E-Mail: dave4djc@yahoo.com

Mailing Address: 19 SPECTRUM POINTE DR. STE. 609
LAKE FOREST CA 92630
City State ZIP

Daytime Phone No: (949) 586-5778 Fax No: (949) 586-5527

Property Owner's Name: (SAME AS APPLICANT) E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

JIM RAPP ✓ [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

JIM RAPP ✓ [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283·140·004, 283·140·006 THRU ·010

Section: 34 Township: 4 S Range: 6 W

Approximate Gross Acreage: 42.9

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

RONALD H. WALECKI
PRINTED NAME OF APPLICANT

Ronald H. Walecki
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

PRINTED NAME OF PROPERTY OWNER(S)
RONALD H. WALECKI
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)
Ronald H. Walecki
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of HUNT RD., LAWSON RD., South of STONE CANYON RD., East of TRILOGY PKWY., West of I-15 FRWY.

Thomas Brothers map, edition year, page number, and coordinates: 804 C-4 2008

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

REVISE PREVIOUSLY APPROVED TENTATIVE TRACT MAP 33688 TO
ELIMINATE THE WESTERLY EXTENSION OF "A" STREET TO TRILOGY
PARKWAY.

Related cases filed in conjunction with this request:

NA

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). GPA 00774, CZ 07258 (Parcel Map, Zone Change, etc.)

EA No. (if known) 40576 EIR No. (if applicable): NA

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: SUBMITTED WITH PREVIOUS APPROVAL

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 175,000

Estimated amount of fill = cubic yards 175,000

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither ☒

What is the anticipated source/destination of the import/export? NA

What is the anticipated route of travel for transport of the soil material? NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 0,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ Whitewater River

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Carolyn M. Cormey; Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust; James P. Rapp; Fredric Walecki; Christine Walevska; Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996; Kathleen E. Rapp; and Ronald Hermann Walecki ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 283-140-004, 283-140-006, 283-140-007, 283-140-008, 283-140-009, 283-140-010 and 283-250-004 ("PROPERTY"); and,

WHEREAS, on August 20, 2014, PROPERTY OWNER filed an application for Tentative Tract Map No. 33688, Revision 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
James Rapp
2221 Windsong Court
Safety Harbor, FL 34695

Walt & Carolyn Cormey
1540 Gulf Blvd., Apt. 1507
Clearwater Beach, FL 33767

Ronald Walecki
255 Via Linda Vista
Redondo Beach, CA 90277

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

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

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 12/1/16

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 11/1/16
MELISSA R. CUSHMAN | DATE

PROPERTY OWNER:
Carolyn M. Cormey; Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust; James P. Rapp; Fredric Walecki; Christine Walevski; Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996; Kathleen Rapp; and Ronald Hermann Walecki

By: Carolyn M. Cormey
Carolyn M. Cormey

Dated: September 21, 2016

By: _____
Virginia R. Newton, Trustee of
The Virginia R. Newton Revocable Living Trust

Dated: _____

[Signatures follow on next page]

NOTARY ACKNOWLEDGMENT

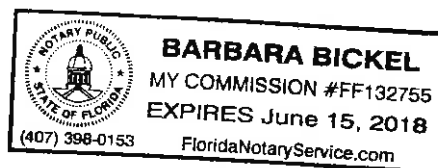
STATE OF Florida
COUNTY OF Pine Hls

The foregoing instrument was acknowledged before me this 21st day of September 2016,
by Carolyn M. Cormey, who is ~~personally known~~ or who has
produced _____ as identification.

Barbara Bickel

Notary Public

My Commission Expires:




18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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


By: 
Steven Weiss
Riverside County Planning Director

Dated: 12/1/16

PROPERTY OWNER:
Carolyn M. Cormey; Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust; James P. Rapp; Fredric Walecki; Christine Walevska; Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996; Kathleen Rapp; and Ronald Hermann Walecki

By: _____
Carolyn M. Cormey

Dated: _____

By: 
Virginia R. Newton, Trustee of
The Virginia R. Newton Revocable Living Trust

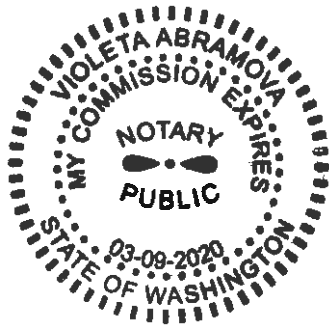
Dated: Oct. 14, 2016

[Signatures follow on next page]

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH) ss

I certify that I know or have satisfactory evidence that VIRGINIA R. NEWTON signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it, as the Trustee of the Virginia R. Newton Revocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 14th day of October, 2016.



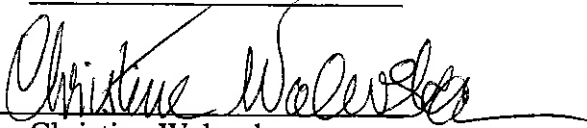
Violeta L. M.
Notary Public in and for the State of Washington
Residing at ~~Edmonds~~ Bellevue
My commission expires: 3/9/2020

By: _____
James P. Rapp

Dated: _____

By: _____
Fredric Walecki

Dated: _____

By: 
Christine Walevska

Dated: August 22, 2016

By: _____
Ronald H. Walecki, Surviving Trustee
of the Walecki Family Trust dated January 5, 1996

Dated: _____

By: _____
Kathleen Rapp

Dated: _____

By: _____
Ronald Hermann Walecki

Dated: _____

NEW YORK 'ALL-PURPOSE' ACKNOWLEDGMENT
REAL PROPERTY LAW §309-a

State of New York

County of

New York

} ss.

On the 22 day of August in the year 2016 before me,
Day Month Year

the undersigned personally appeared Christine Walevskia,
Name of Signer

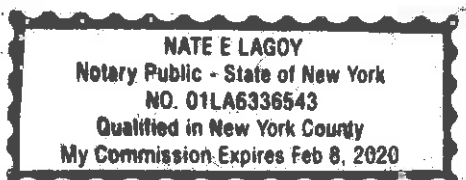
(and _____,) personally known to me or
Name of Additional Signer, if Any

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Signature of Notary Public

Notary Public — State of New York

Place Seal Below OR Complete Lines Below



Nate LaGoy
Name of Notary
New York
Name of County in Which Originally Qualified
Feb 08 2020
Commission Expiration Date

Name of County in Which Certificate of Official
Character Filed (if required)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement

Document Date: August 22 2016 Number of Pages: 6

Signer(s) Other Than Named Above: _____

By: _____
James P. Rapp

Dated: _____

By: _____
Fredric Walecki

Dated: _____

By: _____
Christine Walevska

Dated: _____

By: Ronald H. Walecki
Ronald H. Walecki, Surviving Trustee
of the Walecki Family Trust dated January 5, 1996

Dated: 8/16/16

By: _____
Kathleen Rapp

Dated: _____

By: Ronald Hermann Walecki
Ronald Hermann Walecki

Dated: 8/16/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

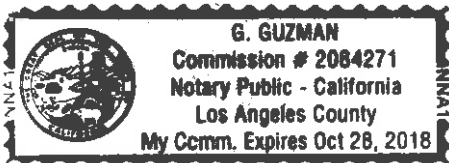
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On August 16, 2016 before me, G. Guzman,
 Date Here Insert Name and Title of the Officer
 personally appeared Ronald Hermann Walecki
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature G. Guzman
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 8/16/16
 Number of Pages: 6 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ronald Hermann Walecki

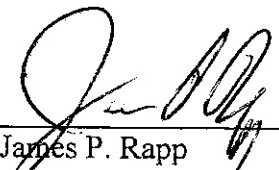
- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

By: 
James P. Rapp

Dated: 8/17/16

By: _____
Fredric Walecki

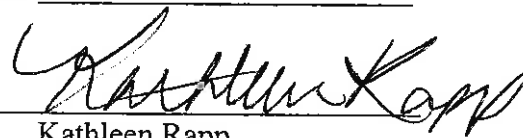
Dated: _____

By: _____
Christine Walevska

Dated: _____

By: _____
Ronald H. Walecki, Surviving Trustee
of the Walecki Family Trust dated January 5, 1996

Dated: _____

By: 
Kathleen Rapp

Dated: 8/17/16

By: _____
Ronald Hermann Walecki

Dated: _____

STATE OF FLORIDA COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 17th day of

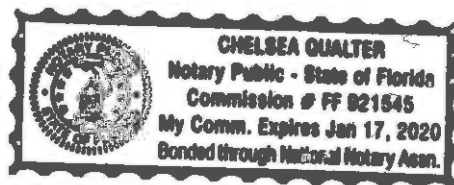
August 2016, by James P Rapp.

(Seal)



Chelsea Qualter - Notary Public

Print, Type/Stamp Name of Notary



Personally known: X

OR Produced Identification: _____

Type of Identification Produced: _____

STATE OF FLORIDA COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 17th day of

August 2016, by Kathleen E Rapp.

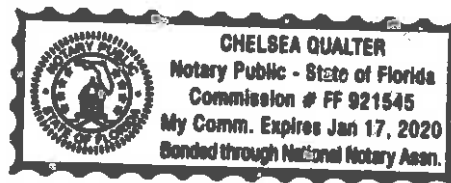
(Seal)



Chelsea Qualter - Notary Public

Print, Type/Stamp Name of Notary

Personally known: X



OR Produced Identification: _____

Type of Identification Produced: _____

By: _____
James P. Rapp

Dated: _____

By:  _____
Fredric H. Walecki

Dated: Aug 15/2016

By: _____
Christine Walevska

Dated: _____

By: _____
Ronald H. Walecki, Surviving Trustee
of the Walecki Family Trust dated January 5, 1996

Dated: _____

By: _____
Kathleen Rapp

Dated: _____

By: _____
Ronald Hermann Walecki

Dated: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 8-15-2016 before me, **J.T.CAMPBELL,** Notary
Public,

Date

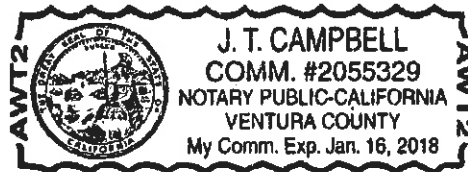
(here insert name and title of the officer)

personally appeared Fredric Walecki

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature: J.T. Campbell (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: _____ Number of Pages: _____

Document Date: _____ Other: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Rural Community: Estate Density Residential (RC- EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 sq. ft. minimum (R-1-12000) – Residential Agricultural – 2 ½ acre minimum (R-A-2 ½) – **REQUEST:** The Tentative Tract Map No. 33688, Revised Map No. 1, proposes to revise TR33688, a Schedule “A” Subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 sq. ft., previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of “A” Street to Trilogy Parkway, and providing an access easement to Hunt Road.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	APRIL 19, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at 951-955-3025 or email rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/01/2016.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR3688R1 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

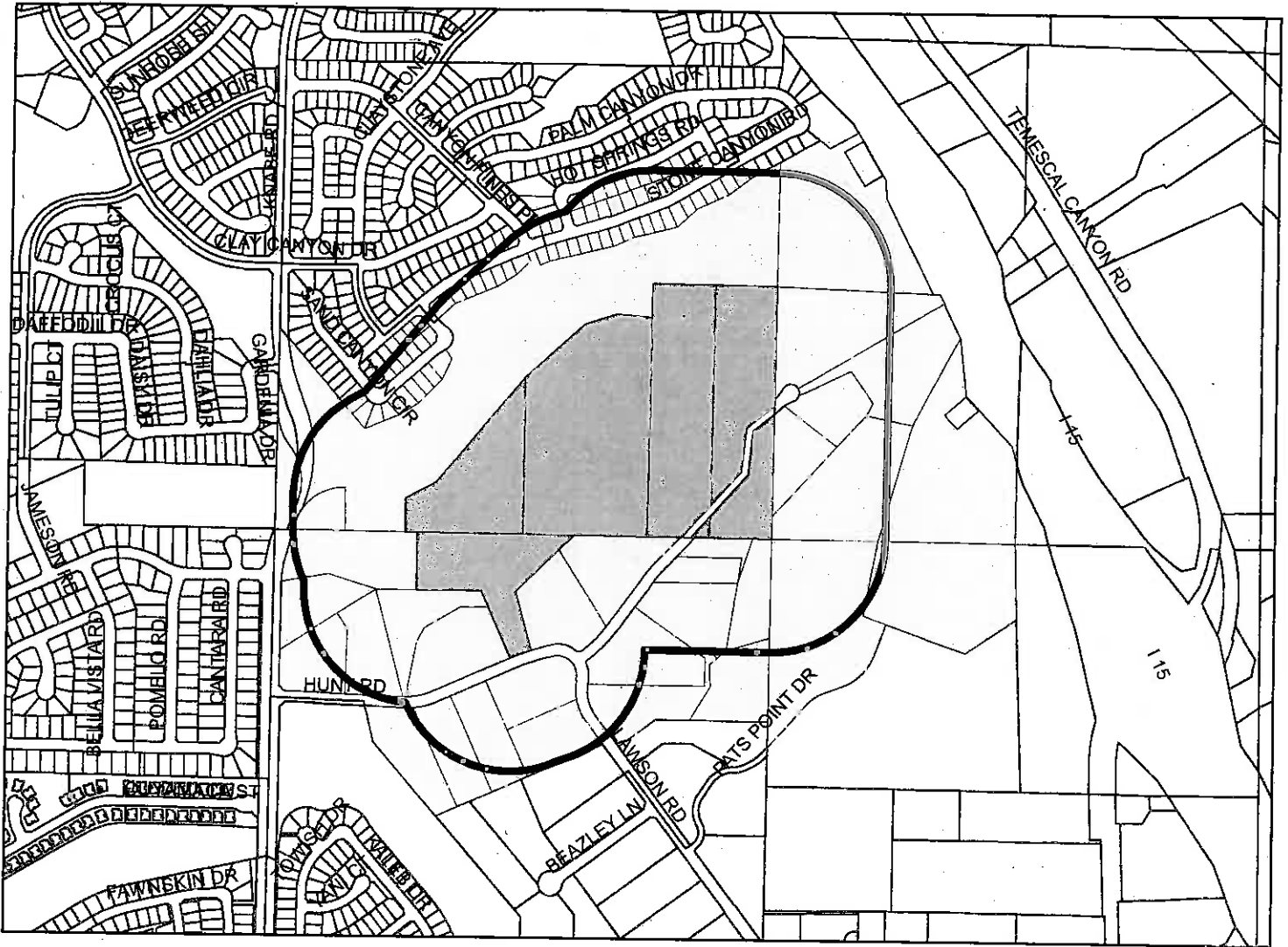
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

TR3688r1 (600 feet buffer)



Selected Parcels

283-302-022	283-281-002	283-250-042	283-302-013	283-320-024	283-282-003	283-302-004	283-304-016	283-140-028	283-150-041
283-250-012	283-302-021	283-302-010	283-273-007	283-140-007	283-140-008	283-271-014	283-170-019	283-150-016	283-150-048
283-170-018	283-282-002	283-282-011	283-302-008	283-281-008	283-273-002	283-272-029	283-320-023	283-304-010	283-304-017
283-150-039	283-250-022	283-302-016	283-150-021	283-140-017	283-304-003	283-304-008	283-304-014	283-281-014	283-302-019
283-304-013	283-250-015	283-304-012	283-250-013	283-281-012	283-304-004	283-250-007	283-250-018	283-250-043	283-281-004
283-250-004	283-302-012	283-273-004	283-304-006	283-304-015	283-281-010	283-282-007	283-302-023	283-273-009	283-302-024
283-301-005	283-272-028	283-273-001	283-304-009	283-250-011	283-302-018	283-301-006	283-301-004	283-302-006	283-302-017
283-304-005	283-282-004	283-302-015	283-282-005	283-302-003	283-281-003	283-272-030	283-273-003	283-281-001	283-250-023
283-250-021	283-250-019	283-282-009	283-302-014	283-302-020	283-282-006	283-273-008	283-140-009	283-140-010	283-282-010
283-281-011	283-250-030	282-280-003	283-304-011	283-281-009	283-250-032	283-250-040	283-250-041	283-250-014	283-273-005
283-150-038	283-273-006	283-250-034	283-304-018	283-302-007	283-281-013	283-282-001	283-250-035	283-250-020	283-150-040
283-304-007	283-140-006	283-140-004	283-282-008	283-302-005	283-304-001	283-304-002	283-302-011	283-302-009	



825 412.5 0 825 Feet

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

ASMT: 282280003, APN: 282280003
SOUTHERN CALIF EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 283140006, APN: 283140006
JAMES RAPP, ETAL
1540 GULF BLV APT 1507
CLEARWATER BEACH FL 33767

ASMT: 283140008, APN: 283140008
FREDRIC WALECKI, ETAL
C/O FREDRIC WALECKI
29500 HEATHERCLIFF NO 213
MALIBU CA 90265

ASMT: 283140010, APN: 283140010
RONALD WALECKI
255 VIA LINDA VISTA
REDONDO BEACH CA 90277

ASMT: 283140017, APN: 283140017
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 283150021, APN: 283150021
CINNAMON ZORN, ETAL
23299 LAWSON CANYON RD
CORONA, CA. 92883

ASMT: 283150039, APN: 283150039
BARBARA SIMMONS, ETAL
23280 LAWSON RD
CORONA, CA. 92883

ASMT: 283150040, APN: 283150040
JACLYN LOPEZ, ETAL
23275 LAWSON RD
CORONA, CA. 92883

ASMT: 283150041, APN: 283150041
CALIFORNIA MEADOWS HOMEOWNERS ASSN
C/O KAUFMAN & BROAD
5500 E SANTA ANA CANYON RD
ANAHEIM CA 92807

ASMT: 283170019, APN: 283170019
CORONA NORCO UNIFIED SCHOOL DIST
C/O TED ROZZI
2820 CLARK AVE
NORCO CA 92860

ASMT: 283250004, APN: 283250004
KATHLEEN RAPP, ETAL
1540 GULF BLV NO 1507
CLEARWATER BEACH FL 33767

ASMT: 283250007, APN: 283250007
JAE JUNG
9500 PATS POINT DR
CORONA, CA. 92883

ASMT: 283250011, APN: 283250011
WANITA HOYT, ETAL
28245 EL TORO CUT OFF RD
LAKE ELSINORE CA 92532

ASMT: 283250012, APN: 283250012
SONYA FERRARI, ETAL
23705 LAWSON RD
CORONA, CA. 92883



ASMT: 283250013, APN: 283250013
INDUBEN AMIN, ETAL
1451 PATHFINDER AVE
WESTLAKE VILLAGE CA 91362

ASMT: 283250023, APN: 283250023
CHERYL WUNDERLICH, ETAL
23580 KNABE RD
CORONA, CA. 92883

ASMT: 283250014, APN: 283250014
KATHY PAYNE, ETAL
9145 HUNT RD
CORONA, CA. 92883

ASMT: 283250030, APN: 283250030
EDNA TAMONDONG, ETAL
9490 PATS POINT DR NO N
CORONA CA 92883

ASMT: 283250015, APN: 283250015
SUZETTE SANNES, ETAL
9125 HUNT RD
CORONA, CA. 92883

ASMT: 283250034, APN: 283250034
LOUISE MURPHY, ETAL
9496 PATS POINT DR
CORONA, CA. 92883

ASMT: 283250018, APN: 283250018
KERRY JOHNSON, ETAL
9130 HUNT RD
CORONA, CA. 92883

ASMT: 283250041, APN: 283250041
JOSEPHINE BROWN, ETAL
20340 LAYTON ST
CORONA CA 92881

ASMT: 283250019, APN: 283250019
JEWELL CANTRELL, ETAL
9180 HUNT RD
CORONA, CA. 92883

ASMT: 283250042, APN: 283250042
SHEHLA KHAJA, ETAL
9050 HUNT RD
CORONA, CA. 92883

ASMT: 283250020, APN: 283250020
DAWN BOOTH, ETAL
9370 HUNT RD
CORONA CA 92883

ASMT: 283271014, APN: 283271014
CINDY TAYLOR
23316 CANYON PINES PL
CORONA, CA. 92883

ASMT: 283250021, APN: 283250021
DYANA BLEDSOE, ETAL
9300 HUNT RD
CORONA, CA. 92883

ASMT: 283272028, APN: 283272028
MARIAM TADROS, ETAL
7838 BELLFLOWER DR
BUENA PARK CA 90620

ASMT: 283272029, APN: 283272029
TERESA GOLDSMITH, ETAL
9246 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283272030, APN: 283272030
MELINDA PALACIOS, ETAL
9254 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273001, APN: 283273001
KIMBERLY DENAPLE, ETAL
9271 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273002, APN: 283273002
SUSAN TOLBERT, ETAL
9247 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273003, APN: 283273003
BARBARA WATTERS, ETAL
16189 QUARTER HORSE RD
RIVERSIDE CA 92504

ASMT: 283273004, APN: 283273004
JAYMIE COREY
9229 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273005, APN: 283273005
STEPHEN SCHWARTZ
9217 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273006, APN: 283273006
THERESE MACKENDRICK, ETAL
9207 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283273007, APN: 283273007
CHERYL KENDALL
PO BOX 20411
RIVERSIDE CA 92516

ASMT: 283273008, APN: 283273008
JANICE GALLA RINI, ETAL
9185 STONE CANYON RD
CORONA CA 91719

ASMT: 283273009, APN: 283273009
LAURA CERVANTES
9169 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283281001, APN: 283281001
PEDRO VARGAS, ETAL
9129 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283281002, APN: 283281002
JENNY TIEU, ETAL
10939 CARAWAY LN
CORONA CA 92883

ASMT: 283281003, APN: 283281003
MARILYN KUBACAK, ETAL
9107 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283281004, APN: 283281004
MICHAEL MILLER, ETAL
1450 N TUSTIN AVE NO 231
SANTA ANA CA 92705

ASMT: 283281014, APN: 283281014
ANNETTE YOUNG, ETAL
9130 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281008, APN: 283281008
ERIKA ESQUEDA, ETAL
9064 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283282001, APN: 283282001
TYSON COOMBS
9115 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281009, APN: 283281009
BERNIE ASTIER, ETAL
9074 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283282002, APN: 283282002
CORY O BRYAN
9105 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281010, APN: 283281010
ADRIANA MORLA, ETAL
9086 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283282003, APN: 283282003
ROASA VILLASENOR, ETAL
9095 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281011, APN: 283281011
DONIA ISMAIL, ETAL
643 COTTONWOOD DR
BREA CA 92821

ASMT: 283282004, APN: 283282004
LETICIA ONTIVEROS, ETAL
9085 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281012, APN: 283281012
GRANT ROBERS
9108 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283282005, APN: 283282005
DARLENE MONTANEZ, ETAL
9075 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283281013, APN: 283281013
MAI CHE, ETAL
9118 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283282006, APN: 283282006
ROLANDO MENDOZA
9065 FALLBROOK CANYON DR
CORONA, CA. 92883



ASMT: 283282007, APN: 283282007
LAURA CORTEZ, ETAL
9055 FALLBROOK CANYON DR
CORONA, CA. 92883

ASMT: 283301006, APN: 283301006
MICHAEL PFUTZENREUTER
9290 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283282008, APN: 283282008
WADE FISHER
23369 SAND CANYON CIR
CORONA, CA. 92883

ASMT: 283302003, APN: 283302003
CYNTHIA RANGEL, ETAL
20050 GREELEY RD
PERRIS CA 92570

ASMT: 283282009, APN: 283282009
ROBERT FINE
23361 SAND CANYON CIR
CORONA, CA. 92883

ASMT: 283302004, APN: 283302004
BECKY TSANG
18328 SENTENO ST
ROWLAND HEIGHTS CA 91748

ASMT: 283282010, APN: 283282010
ROSI ZULOAGA
23355 SAND CANYON CIR
CORONA, CA. 92883

ASMT: 283302005, APN: 283302005
WILLIAM ALPERT
505 YERBA BUENA ST
MORRO BAY CA 93442

ASMT: 283282011, APN: 283282011
CYNTHIA GOODWIN
23347 SAND CANYON CIR
CORONA, CA. 92883

ASMT: 283302006, APN: 283302006
MOHAMMED FAROOQUI
9371 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283301004, APN: 283301004
RALPH RANGEL, ETAL
9278 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302007, APN: 283302007
ANTOINETTE BOHANNON, ETAL
9363 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283301005, APN: 283301005
IRENE NARDONI, ETAL
9286 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302008, APN: 283302008
CYNTHIA SALDIVAR
1625 E CUBBON ST
SANTA ANA CA 92703

ASMT: 283302009, APN: 283302009
YUSUF FAQUIR
9347 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283302010, APN: 283302010
SANDRA TRENT, ETAL
9339 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283302011, APN: 283302011
XU YUN
731 GARTEL DR
WALNUT CA 91789

ASMT: 283302012, APN: 283302012
VALERIE GUDINO, ETAL
9323 HOT SPRINGS RD
CORONA, CA. 92883

ASMT: 283302013, APN: 283302013
ANTHONY TUCCI, ETAL
C/O ANTHONY R TUCCI JR
9525 SMOKE TREE
FOUNTAIN VALLEY CA 92708

ASMT: 283302014, APN: 283302014
CATHY WICKERSHAM, ETAL
9312 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302015, APN: 283302015
JORGE QUINTERO, ETAL
C/O JORGE QUINTERO
9322 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302016, APN: 283302016
DONNA ALCALA
9334 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302017, APN: 283302017
NANCY DAVIS
9344 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302018, APN: 283302018
DARLENE MURRAY, ETAL
9358 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302019, APN: 283302019
GRACE REYES, ETAL
9366 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302020, APN: 283302020
ROBYN GEARHART
9374 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302021, APN: 283302021
DEBORAH TREBBIEN, ETAL
9384 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302022, APN: 283302022
ADS MONOPOLY
1739 COOLCREST AVE
UPLAND CA 91784

ASMT: 283302023, APN: 283302023
JENNY ROMERO, ETAL
9398 STONE CANYON RD
CORONA CA 92880

ASMT: 283304006, APN: 283304006
JEFFREY JONKEY
9375 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283302024, APN: 283302024
LINA BONG, ETAL
950 RUSTLERS WAY
CORONA CA 92882

ASMT: 283304007, APN: 283304007
PATRICK BALL, ETAL
9367 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304001, APN: 283304001
CHRISTINA PINNEY, ETAL
9415 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304008, APN: 283304008
ERLINDA TUPAS, ETAL
1557 K E AMAR RD
WEST COVINA CA 91792

ASMT: 283304002, APN: 283304002
DENISE WASHINGTON, ETAL
9407 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304009, APN: 283304009
MICHAEL COUCH
9351 STONE CANYON RD
CORONA CA 92883

ASMT: 283304003, APN: 283304003
ROSA RAMOS, ETAL
9399 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304010, APN: 283304010
VICKI ELEFANTE, ETAL
9343 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304004, APN: 283304004
SUSANA T FAMILY TRUST, ETAL
23496 BENDING OAK CT
MURRIETA CA 92562

ASMT: 283304011, APN: 283304011
TANYA APPLEBY, ETAL
9335 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304005, APN: 283304005
CAROL EGLI, ETAL
9383 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304012, APN: 283304012
GENA OSBORNE
9327 STONE CANYON RD
CORONA, CA. 92883



ASMT: 283304013, APN: 283304013
TERRY MOLLENBRINK, ETAL
9319 STONE CANYON RD
CORONA, CA. 92883

ASMT: 283304014, APN: 283304014
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ASMT: 283304016, APN: 283304016
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Applicant:

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Engineer:

Dave Jeffers
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630

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Mail Stop# 1450
Riv. Co. Sheriff's Dept.

Mail Stop# 5950
Riverside County Waste

Corona/Norco Unified School District
2820 Clark Ave
Norco, CA 92860

ATTN: Planning Manager
Community Development Dept.
City of Corona
400 S. Vicentia Ave
Corona, CA 92882

Mail Stop # 1040
County Service Area 152c/o EDA
ATTN: Bill Brown

Southern California Edison
2244 Walnut Grove Ave., Room 312
PO Box 800
Rosemead, CA 91770-0800

Southern California Gas Company
Engineering Department
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Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

Pechanga Cultural Resources
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Ebru Ozdil, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource
Director
P.O. BOX 487
San Jacinto, CA 92581

Temescal Valley Water District
22646 Temescal Canyon Road
Temescal Valley, CA 92883

RIVERSIDE COUNTY
PLANNING DEPARTMENT

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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(951) 694-5242

38686 El Cerrito Rd
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(760) 863-8271

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