

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 13, 2009

SUBJECT: Change of Zone No. 7459, Tentative Tract Map No. 34097

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| ☐ Approve | ☒ Set for Hearing |
| ☐ Deny | ☒ Publish in Newspaper: Press Enterprise |
| ☐ Place on Policy Calendar | ☒ Adopt Mitigated Negative Declaration |
| ☐ Place on Consent Calendar | ☒ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Administrative Action | ☐ Certify Environmental Impact Report |
| ☐ Place on Section of Initiation Proceeding | ☒ Notify Property Owners |
| ☐ File: NOD and Mit. Neg. Declaration | ☒ Labels provided |
| ☐ Labels provided: | Controversial: ☐ YES ☐ NO |
| ☐ If Set For Hearing: | |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

Clerk Of The Board

FILE COPY

Please charge your time to case number(s): ZCZ07459
ZTR34097
ZEA41174

BOS sent
7/30/09
RB

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG4568)

**Do not sent these documents until the Board has taken final action
on all of the referenced applications**

Revised: 07/13/09

Y:\Planning Case Files-Riverside office\TR34097\BOS FORMS\11A coversheet TR34097.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

RMJ
7.29.09

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 13, 2009

SUBJECT: CHANGE OF ZONE NO. 7459, TENTATIVE TRACT MAP NO. 34097-- (Mitigated Negative Declaration) -- Applicant: Vista Ranch Development, LLC -- Engineer/Representative: Psomas - First Supervisorial District -- Woodcrest Zoning District -- Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) -- Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue-- 40.90 Gross Acres - Zoning: Light Agriculture (A-1-10) - REQUEST: The Change of Zone requests to change the zoning classification of the site from Light Agriculture -- 10 Acre Minimum (A-1-10) to Residential Agriculture -- 1 Acre Minimum (R-A-1). The Tentative Tract Map is a Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41174, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of CHANGE OF ZONE NO. 7459, amending the zoning classification for the subject property from Light Agriculture -- 10 Acre Minimum (A-1-10) to Residential Agriculture -- 1 Acre minimum (R-A-1), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and, pending final Ordinance Adoption by the Board of Supervisors.

APPROVAL of TENTATIVE TRACT MAP NO. 34097, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

RM

Dep't Recomm.: ☐ Consent ☐ Policy
Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.

District: First

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 5.8: CHANGE OF ZONE NO. 7459 /TENTATIVE TRACT MAP NO. 34097** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Ranch Development, LLC – Engineer/Representative: Psomas - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue– 40.90 Gross Acres - Zoning: Light Agriculture (A-1-10) - APN(s): 267-190-001 and 267-180-002. (Legislative)
- II. **PROJECT DESCRIPTION**
The Change of Zone requests to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1).The Tentative Tract Map is a Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Nicole Berumen, at 951-955-0545 or e-mail nberumen@rctlma.org.

The following spoke in favor of the subject proposal:
Frank Chen, Applicant, 12255 Vista Panorama, Santa Ana, California 92705

No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to June 24, 2009.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JUNE 24, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 8.8: CHANGE OF ZONE NO. 7459 /TENTATIVE TRACT MAP NO. 34097** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Ranch Development, LLC – Engineer/Representative: Psomas - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue– 40.90 Gross Acres - Zoning: Light Agriculture (A-1-10) - APN(s): 267-190-001 and 267-180-002. (Continued from 5/13/09). (Legislative)

II. **PROJECT DESCRIPTION**

The Change of Zone requests to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1). The Tentative Tract Map is a Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeffery Childers, at 951-955-3626 or e-mail jchilder@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Porras Absent), recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41174**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7459**, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34097**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.8
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Jeffery Childers
Planning Commission: June 24, 2009
Continued From: May 13, 2009

CHANGE OF ZONE NO. 7459
TENTATIVE TRACT MAP NO. 34097
EA Number: 41174
Applicant: Vista Ranch Development
Engineer/Rep.: Psomas

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7459 proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1).

TENTATIVE TRACT MAP NO. 34097 proposes a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres.

The project is located in the Lake Mathews/Woodcrest Area Plan of Western Riverside County, more specifically, this project is located northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue.

FURTHER PLANNING CONSIDERATIONS:

May 13, 2009

This project was Continued from the May 12, 2009 Planning Commission in order to resolve issues regarding the watercourses.

In a follow up meeting, the applicant proposed to locate all of the watercourses on the site into lettered lots, as shown in the revised map attached herein, to be maintained by the homeowners association. Riverside County Flood Control District has added Conditions of Approval that would allow for the proposed two rail vinyl fencing along the top of the banks as previously requested, but restricted the use of chain link fence. Additionally, the Floodplain will be delineated and recorded on the Environmental Constraints Sheet during final mapping and no structures will be allowed in the 100 year flood plain per 50. Flood 12.

ISSUES OF POTENTIAL CONCERN:

FENCING

The project proposes a subdivision of 39 residential lots with a one (1) acre minimum. The applicant has agreed to fence the watercourses with two rail standard vinyl fencing in order to ensure that the environmentally constrained areas are not disturbed. The applicant is not proposing to fence any of the individual homeowner lots. It is Staff's desire to have the individual homeowner lots fenced by the applicant in order to promote cohesive look and sense of community within the proposed 39 lot subdivision. At the time of writing this report the issue remains unresolved.

ARR 6/6/09

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west
3. Existing Zoning (Ex. #2): Light Agriculture – 10 Acre Minimum (A-1-10)
4. Proposed Zoning (Ex. #2): Residential Agriculture – 1 Acre Minimum (R-A-1)
5. Surrounding Zoning (Ex. #2): Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west
6. Existing Land Use (Ex. #1): Vacant land
7. Surrounding Land Use (Ex. #1): Vacant land to the north and east, vacant land and large-lot, single-family homes to the south and west
8. Project Data:
Total Acreage: 40.90 Gross Acres
Total Proposed Lots: 39
Proposed Min. Lot Size: 1 Acre
Schedule: B
9. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41174**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7459**, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34097**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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 designated Rural Community: Very Low Density (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed subdivision of 40.90 gross acres into thirty-nine (39) parcels with a minimum size of one (1) gross acre for residential purposes is permitted use in the Very Low Density (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west.
4. The zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
5. The project proposes to change the zoning classification from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1).
6. The proposed subdivision of 40.90 gross acres into thirty-nine (39) parcels with a minimum size of one (1) gross acre for residential purposes is a permitted use, subject to approval of a tentative tract map, in the Residential Agriculture – 1 Acre minimum (R-A-1) zone.
7. The proposed subdivision of 40.90 gross acres into thirty-nine (39) parcels with a minimum size of one (1) gross acre for residential purposes is consistent with the development standards set forth in the Residential Agriculture – 1 Acre minimum (R-A-1) zone.

8. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1).
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Riverside. 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.
11. Environmental Assessment No. 41174 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Agricultural Resources
 - c. Biological Resources
 - d. Geology/Soils
 - e. Hydrology/Water Quality

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.

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 General Plan Policy or Overlay area;
 - b. A redevelopment area;
 - c. An airport influence area or compatibility zone;
 - d. A mapped area of low potential for liquefaction;
 - e. A mapped area of susceptibility to subsidence;
 - f. The boundaries of a Community Service Area;
 - g. A fault zone;
 - h. A High Fire Area;
 - i. A 100-year flood plain or dam inundation area; or,
 - j. A Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell.
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. The boundaries of the Lake Mathews / Woodcrest Area Plan;
 - c. State Responsibility Area for fire potential;
 - d. Agricultural Preserve #4 (Woodcrest);
 - e. Mt. Palomar Lighting Ordinance 655 Zone B (44.37 miles); and,
 - f. The boundaries of the Riverside Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 267-180-002 and 267-190-001.

JKC

Y:\Planning Case Files-Riverside office\TR34097\PC 6-24-09\TR34097_Staff Report 6-24-09 jkc.doc

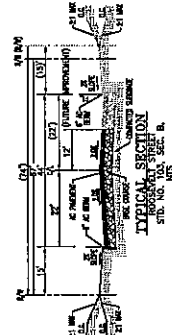
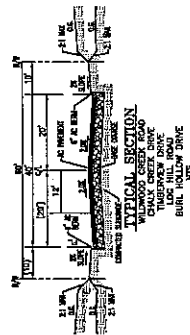
Date Prepared: 9/22/08

Date Revised: 6/4/2009

A vicinity map of Site TM34097, which is a rectangular area with diagonal hatching. The map shows a grid of streets. Vertical streets from left to right include Van Buren Blvd, Krameria Ave, Chicago Ave, Mariposa Ave, Granite Ave, Taft St, Dallas Ave, Newnan Ave, and Markham St. Horizontal streets from top to bottom include Obsidian Dr, Riverside Ave, Nandina Ave, Roosevelt St, Cyrus Lane, Fair Breeze Ct, Porter Ave, Gardner Ave, and Washington St. Other streets shown include Still Creek Way, Wildwood Creek Rd, Chalk Creek Dr, Log Hill Rd, Timberview Dr, and Burl Hollow Dr. A north arrow is located in the upper left corner. A callout box points to Site TM34097. Arrows indicate 'Primary Site Access' and 'Secondary Site Access' from the site to the road network. A note indicates 'County Maintained Access' along the Still Creek Way. A legend in the bottom right corner specifies '70' Pavement' and '94' RW'. The map is titled 'VICINITY MAP' and 'NTS' (Not To Scale). The bottom right corner contains the text: 'THOMAS BROS. RIVERSIDE, CA 2006 EDITION PGS 746-747, GRID B-6 & B-7'.

PRIMARY SITE ACCESS

SECONDARY SITE ACCESS



DIGALERT

FOR MORE INFORMATION
CALL TOLL FREE
1-800-367-3867



A PUBLIC SERVICE BY
UNDERSTANDING SCIENCE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCUMBRANCE PERMIT AND / OR A GRADING PERMIT HAS BEEN ISSUED.

[illegible]

PLANS PREPARED BY: **P S O M A S**
 2600 Iowa Avenue Suite 101 Riverdale, GA 30267
 (404) 757-0481 Fax (404) 682-2379

PREPARED UNDER THE SUPERVISION OF: R.C.E. No. 12483
 DATE: 8-1-16

DESIGNER: W. KUBERT

SCALE: NTS

DATE: JUNE 2009

IN THE COUNTY OF KINGSBURY, CALIFORNIA		COUNTY REC. No.	
TENTATIVE TRACT 34097		6.3	13244-001
FOR VOTA RANCH DEVELOPMENT			
SECTION <u>1</u> OF	<u>2</u> SHEETS		

Agenda Item No.: 5.8
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: May 13, 2009

CHANGE OF ZONE NO. 7459
TENTATIVE TRACT MAP NO. 34097
EA Number: 41174
Applicant: Vista Ranch Development
Engineer/Rep.: Psomas

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7459 proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1).

TENTATIVE TRACT MAP NO. 34097 proposes a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres.

The project is located in the Lake Mathews/Woodcrest Area Plan of Western Riverside County, more specifically, this project is located northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue.

ISSUES OF POTENTIAL CONCERN:

FENCING

The project proposes a subdivision of 39 residential lots with a one (1) acre minimum. The applicant has agreed to fence the watercourses with two rail standard vinyl fencing in order to ensure that the environmentally constrained areas are not disturbed. The applicant is not proposing to fence any of the individual homeowner lots. It is Staff's desire to have the individual homeowner lots fenced by the applicant in order to promote cohesive look and sense of community within the proposed 39 lot subdivision. At the time of writing this staff report this issue remains unresolved.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #2): | Light Agriculture – 10 Acre Minimum (A-1-10) |
| 4. Proposed Zoning (Ex. #2): | Residential Agriculture – 1 Acre Minimum (R-A-1) |
| 5. Surrounding Zoning (Ex. #2): | Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west |
| 6. Existing Land Use (Ex. #1): | Vacant land |
| 7. Surrounding Land Use (Ex. #1): | Vacant land to the north and east, vacant land and large-lot, single-family homes to the south and |

APR 4/18

8. Project Data: west
Total Acreage: 40.90 Gross Acres
Total Proposed Lots: 39
Proposed Min. Lot Size: 1 Acre
Schedule: B
9. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41174**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7459**, amending the zoning classification for the subject property from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34097**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density (RC:VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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 designated Rural Community: Very Low Density (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.

2. The proposed subdivision of 40.90 gross acres into thirty-nine (39) parcels with a minimum size of one (1) gross acre for residential purposes is permitted use in the Very Low Density (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west.
4. The zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
5. The project proposes to change the zoning classification from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre minimum (R-A-1).
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9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Riverside. 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.
11. Environmental Assessment No. 41174 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Agricultural Resources
 - c. Biological Resources
 - d. Geology/Soils
 - e. Hydrology/Water Quality

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.

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 General Plan Policy or Overlay area;
 - b. A redevelopment area;
 - c. An airport influence area or compatibility zone;

- d. A mapped area of low potential for liquefaction;
 - e. A mapped area of susceptibility to subsidence;
 - f. The boundaries of a Community Service Area;
 - g. A fault zone;
 - h. A High Fire Area;
 - i. A 100-year flood plain or dam inundation area; or,
 - j. A Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell.
3. The project site is located within:
- a. The City of Riverside Sphere of Influence;
 - b. The boundaries of the Lake Mathews / Woodcrest Area Plan;
 - c. State Responsibility Area for fire potential;
 - d. Agricultural Preserve #4 (Woodcrest);
 - e. Mt. Palomar Lighting Ordinance 655 Zone B (44.37 miles); and,
 - f. The boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 267-180-002 and 267-190-001.

NB:rf

Y:\Planning Case Files-Riverside office\TR34097\PC 5-13-09\TR34097_Staff Report (5-13-09).doc

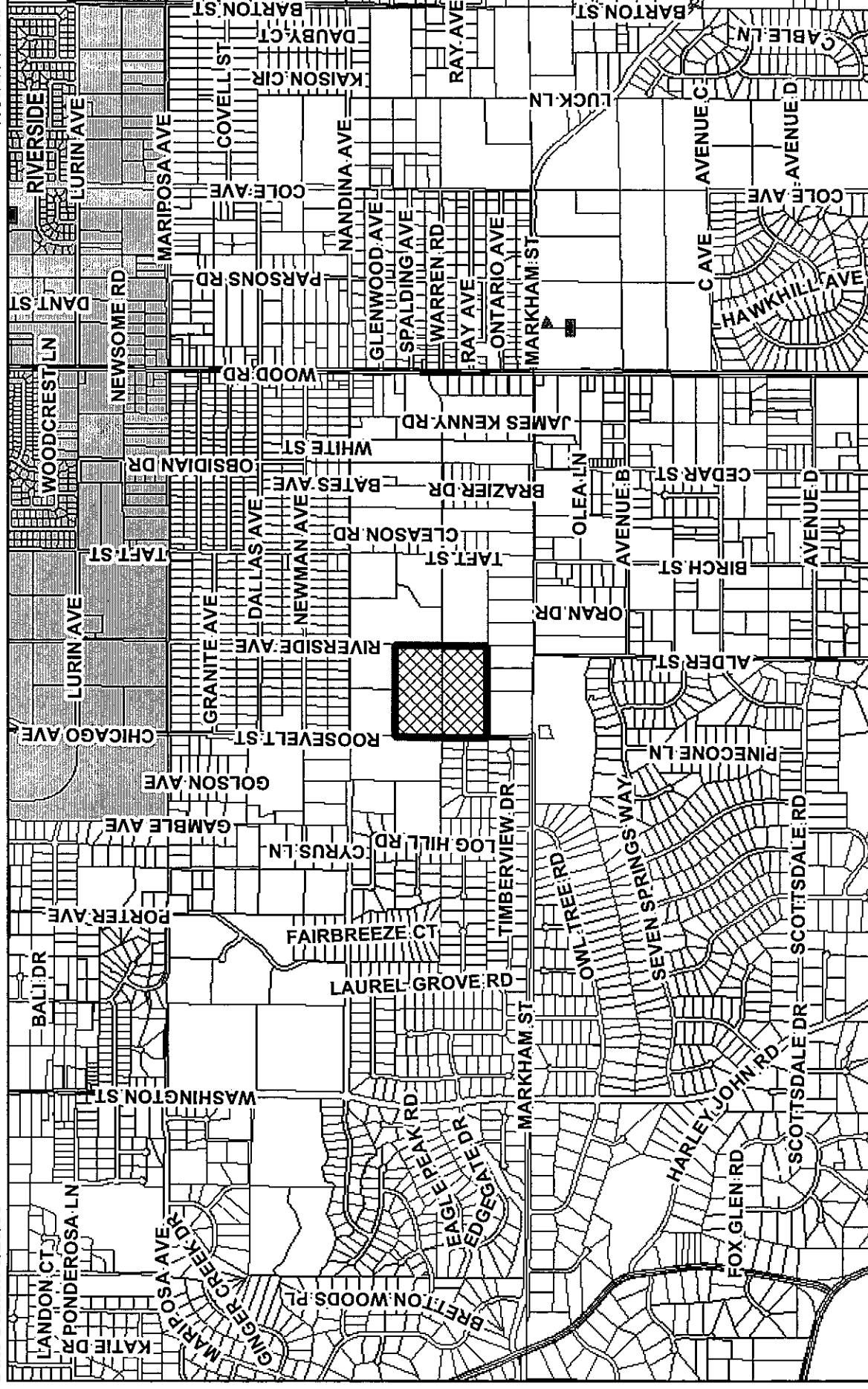
Date Prepared: 9/22/08

Date Revised: 4/8/2009

CZ07459 TR34097

Planner: Nicole Berumen
Date: 4/15/09
VICINITY MAP

VICINITY MAP



District: Woodcrest

Township/Range: T3SR4W

Section : 31

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 267-18 & 19

Thomas

**Thomas
Bros. Pg. 746 B6**

13,200

8,800

4,400

2,200

Feet

1

F

1

Supervisor Buster
District 1

Date Drawn: 9/29/08

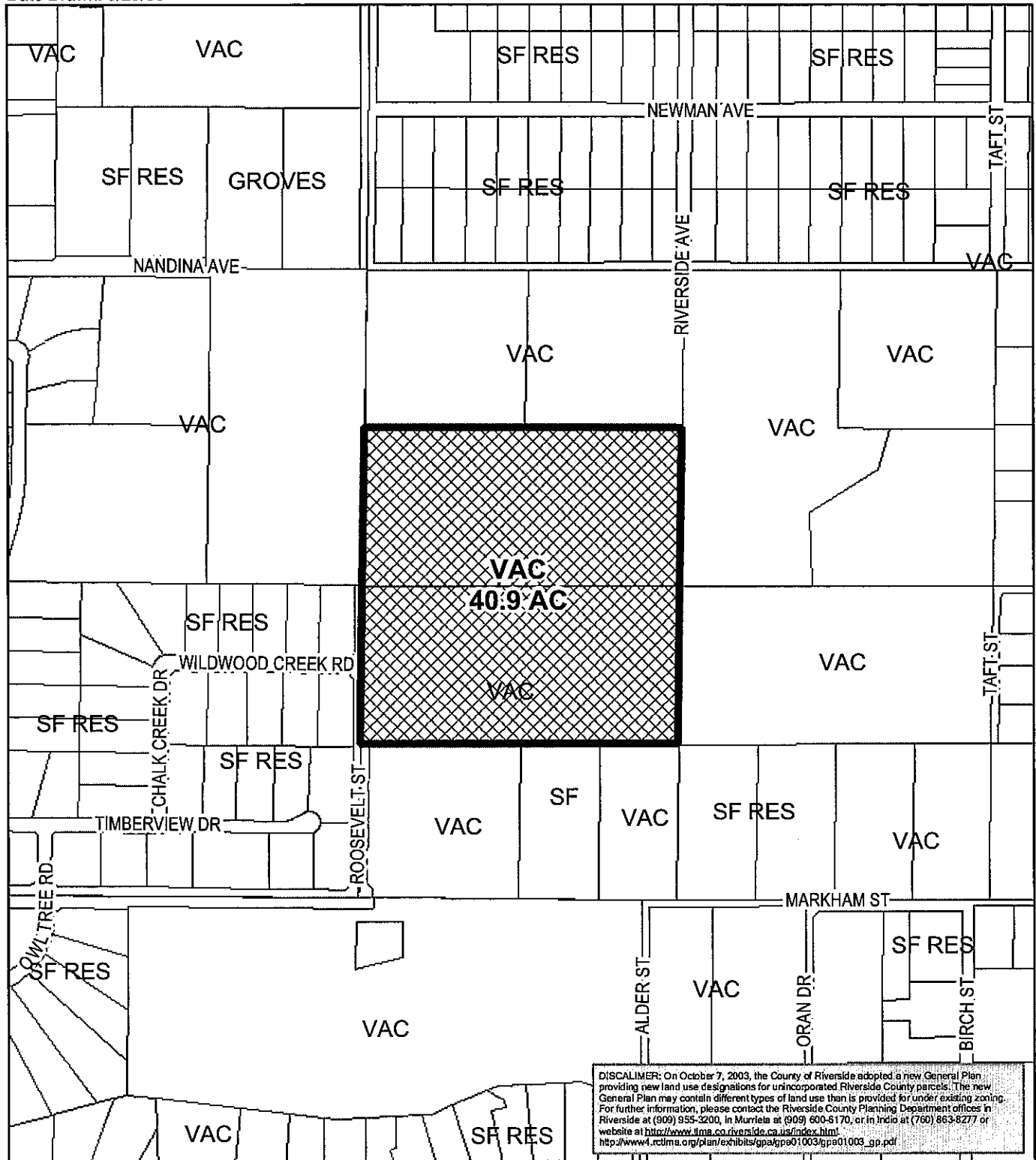
CZ07459 TR34097

Land Use

Planner: Nicole Berumen

Date: 4/15/09

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section: 31



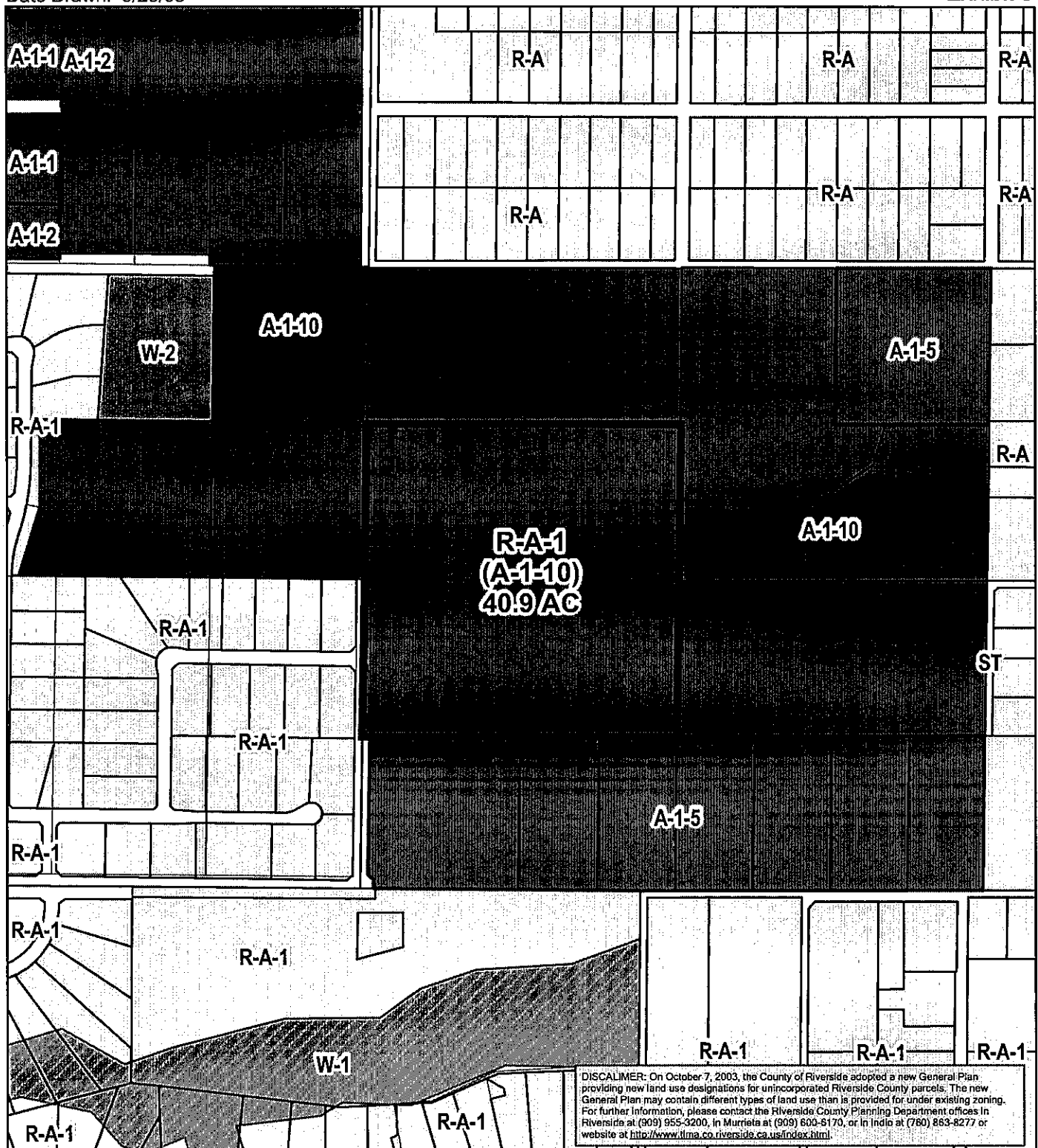
Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

Supervisor Buster
District 1
Date Drawn: 9/29/08

CZ07459 TR34097

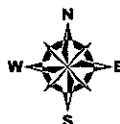
PROPOSED ZONING

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section : 31



Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

Supervisor Buster
District 1

Date Drawn: 9/29/08

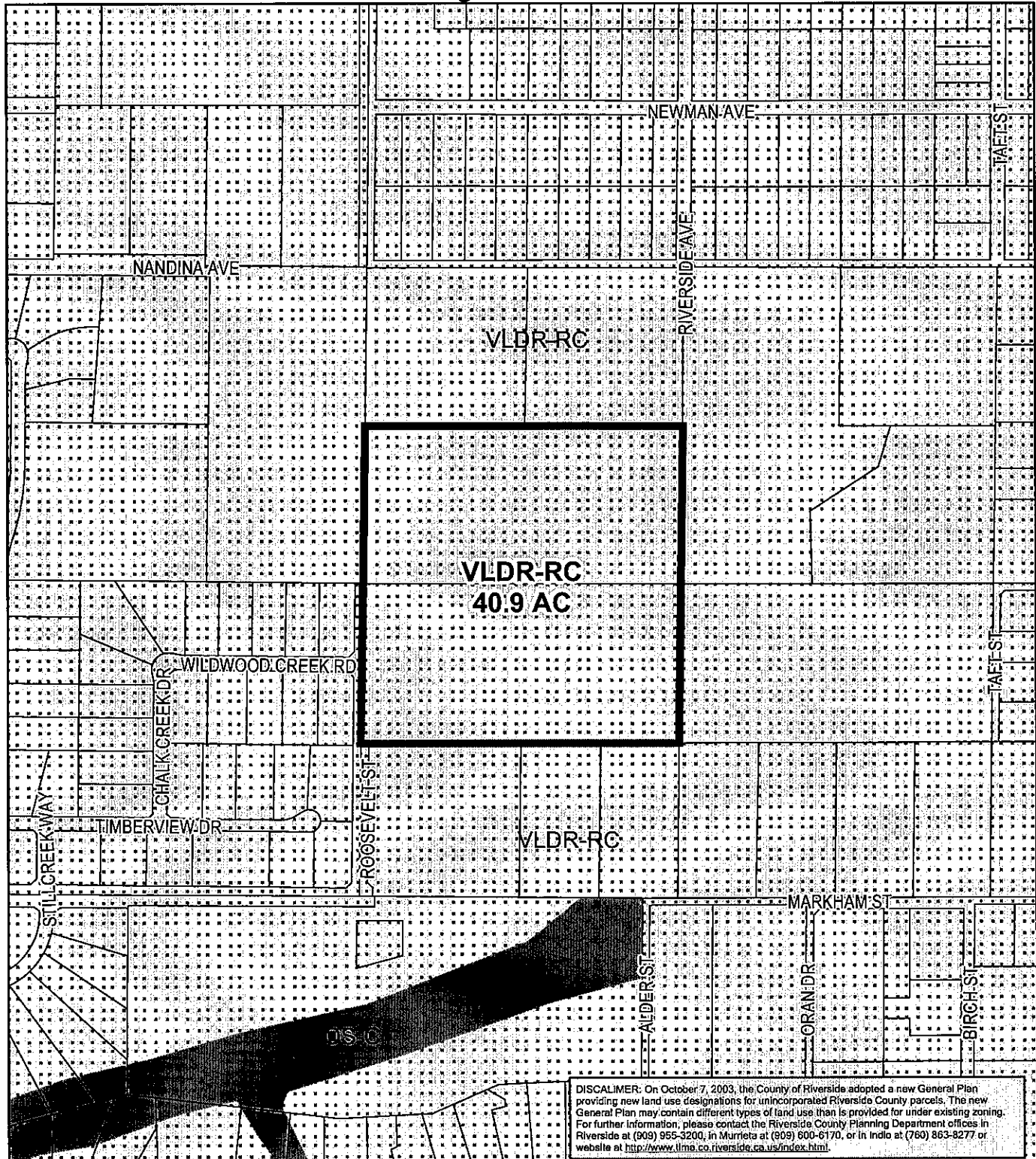
CZ07459 TR34097

Existing General Plan

Planner: Nicole Berumen

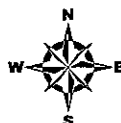
Date: 4/15/09

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Woodcrest
Township/Range: T3SR4W
Section : 31



Assessors
Bk.Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 8

Planner: Nicole Berumen
Date: 4/15/09
Exhibit 8

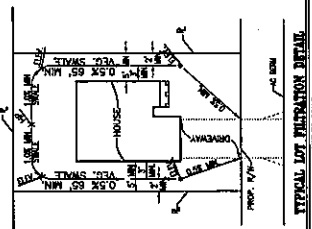


Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6

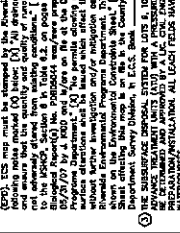
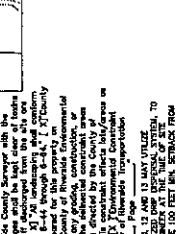
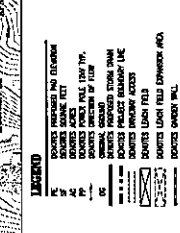
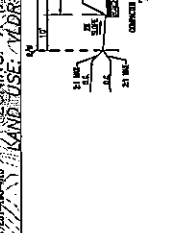
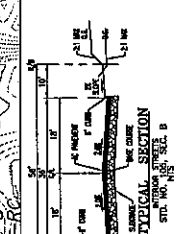
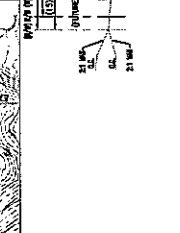
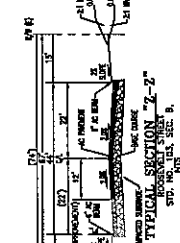
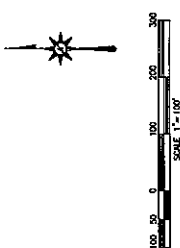
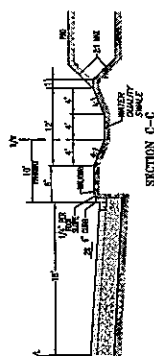
Assessors
Bk. Pg. 267-18 & 19
Thomas
Bros. Pg. 746 B6



S1/2, NW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM. &
N1/2, SW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM.



LOT No.	Lot Area sqft	Net Area sqft	Per Acre
1	1.1	1.1	1.1
2	1.1	1.1	1.1
3	1.0	1.0	1.0
4	1.0	1.0	1.0
5	1.1	1.1	1.1
6	1.1	1.1	1.1
7	1.0	1.0	1.0
8	1.1	1.1	1.1
9	1.1	1.1	1.1
10	1.2	1.2	1.2
11	1.2	1.2	1.2
12	1.0	1.0	1.0
13	1.1	1.1	1.1
14	1.0	1.0	1.0
15	1.4	1.4	1.4
16	1.4	1.4	1.4
17	1.5	1.5	1.5
18	1.0	1.0	1.0
19	1.0	1.0	1.0
20	1.0	1.0	1.0
21	1.0	1.0	1.0
22	1.0	1.0	1.0
23	1.0	1.0	1.0
24	1.0	1.0	1.0
25	1.0	1.0	1.0
26	1.0	1.0	1.0
27	1.0	1.0	1.0
28	1.1	1.1	1.1
29	1.2	1.2	1.2
30	1.2	1.2	1.2
31	1.0	1.0	1.0
32	1.0	1.0	1.0
33	1.1	1.1	1.1
34	1.0	1.0	1.0
35	1.0	1.0	1.0
36	1.0	1.0	1.0
37	1.0	1.0	1.0
38	1.0	1.0	1.0
39	1.5	1.5	1.5
40	1.5	1.5	1.5

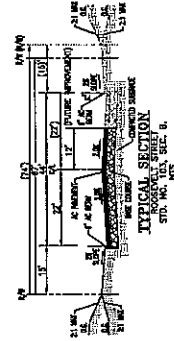
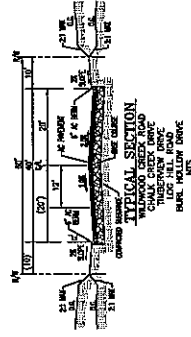


		PLANS PREPARED BY: PSOMAS 2010 Iowa Avenue Suite 101 Riverside, CA 92507 (951) 789-8421 For 862-3379		IN THE COUNTY OF RIVERSIDE, CALIFORNIA TENTATIVE TRACT MAP No. 34097		SHEET 1 OF 1 OF 2 SHEETS	
SEAL		SCALE MADE:		SCALE: 1" = 160' DATE: MARCH 2009		PREPARED UNDER THE SUPERVISION OF: BRUCE W. KIRBY	
THE FOLLOWING ARE THE NAMES OF THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS TRACT MAP:		R.C.P. No. 52433 EXP. DATE: 12-1-11		DATE:		R.C.P. No. 52433 EXP. DATE: 12-1-11	
THE FOLLOWING ARE THE NAMES OF THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS TRACT MAP:		R.C.P. No. 52433 EXP. DATE: 12-1-11		DATE:		R.C.P. No. 52433 EXP. DATE: 12-1-11	
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THE FOLLOWING ARE THE NAMES OF THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS TRACT MAP:		R.C.P. No. 52433 EXP. DATE: 12-1-11		DATE:		R.C.P. No. 52433 EXP. DATE: 12-1-11	
THE FOLLOWING ARE THE NAMES OF THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS TRACT MAP:		R.C.P. No. 5					

VICINITY MAP
NTS

THOMAS BROS.
RIVERSIDE, CA 2006
EDITION PGS 746-747,
GRID B-6 & B-7

PRIMARY SITE ACCESS	SECONDARY SITE ACCESS

[illegible]

2' HIGH GARDEN WALL

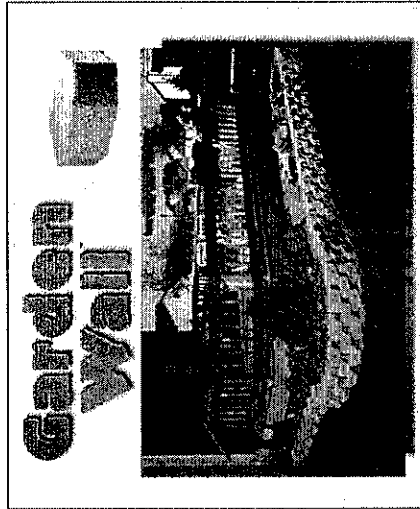
[illegible]

Photo-8 Photo 2' Garden Wall.

Details:
Material : CONCRETE BLOCKS,
LEGACY STONE
COLOR : NATURAL COLOR
SIZE : 8"H x 16"W x 10"D
Spacing : 16" ON CENTER
No. of Layers: 4

Riverside County Ordinance 585 Landscape Water Use Calculations				
(for projects with more than 1 irrigation)				
TRIMMED LANDSCAPE AND FENCING CONCEPT PLAN				
VISTA HAVEN DEVELOPMENT - RIVERSIDE COUNTY				
1 Maximum Annual Water Allowance				
Irrigation for total square footage of structures = 10,000 sq. ft. x 0.10 gal./sq. ft. = 1,000 gal./yr		2013 U.S. = 2,413 gal./yr		
MAWA = 3,320 gal./yr		(RATIO)		
2 Estimated Annual Water Use				
Irrigation Plant Factor = 0.5 (Irrigation) square footage of irrigation = 17,420 (sq. ft.) MAWA = 737 gal./yr		Irrigation Plant Factor = 0.5 (Irrigation) square footage of irrigation = 17,420 (sq. ft.) MAWA = 737 gal./yr		
Irrigation # 2 Irrigation square footage of irrigation = 9,300 Irrigation Plant Factor = 0.5 MAWA = 465 gal./yr		Irrigation Plant Factor = 0.5 (Irrigation) square footage of irrigation = 9,300 (sq. ft.) MAWA = 465 gal./yr		
Irrigation # 3 Irrigation square footage of irrigation = 1,625 Irrigation Plant Factor = 0.5 MAWA = 81 gal./yr		Irrigation Plant Factor = 0.5 (Irrigation) square footage of irrigation = 1,625 (sq. ft.) MAWA = 81 gal./yr		
Irrigation # 4 Irrigation square footage of irrigation = 7,776 Irrigation Plant Factor = 0.5 MAWA = 389 gal./yr		Irrigation Plant Factor = 0.5 (Irrigation) square footage of irrigation = 7,776 (sq. ft.) MAWA = 389 gal./yr		
MAWA = 1,530 gal./yr		MAWA = 1,530 gal./yr		
Total MAWA = 4,399		MAWA = 4,399		
Irrigation System Operation Factor = 0.93		Irrigation System Operation Factor = 0.93		
MAWA = 4,101 gal./yr		MAWA = 4,101 gal./yr		

2' HIGH GARDEN WALL

PRELIMINARY PLANT LEGEND				DATE, TIME, FACTOR, AND USE (UNF)
SYMBOL	SYMBOLIC NAME	COMMON NAME	SIZE	QTY
1-1	Forest Reserve 152			
1-2	Trifolium repens (Clover)	Trifolium repens	24" Box	26
1-3	Bromus	Bromus	24" Box	26
1-4	Grass 152	Grass 152	24" Box	26
1-5	Grass 152	Grass 152	24" Box	26
1-6	Grass 152	Grass 152	24" Box	26
1-7	Grass 152	Grass 152	24" Box	26
1-8	Grass 152	Grass 152	24" Box	26
1-9	Grass 152	Grass 152	24" Box	26
1-10	Grass 152	Grass 152	24" Box	26
1-11	Grass 152	Grass 152	24" Box	26
1-12	Grass 152	Grass 152	24" Box	26
1-13	Grass 152	Grass 152	24" Box	26
1-14	Grass 152	Grass 152	24" Box	26
1-15	Grass 152	Grass 152	24" Box	26
1-16	Grass 152	Grass 152	24" Box	26
1-17	Grass 152	Grass 152	24" Box	26
1-18	Grass 152	Grass 152	24" Box	26
1-19	Grass 152	Grass 152	24" Box	26
1-20	Grass 152	Grass 152	24" Box	26
1-21	Grass 152	Grass 152	24" Box	26
1-22	Grass 152	Grass 152	24" Box	26
1-23	Grass 152	Grass 152	24" Box	26
1-24	Grass 152	Grass 152	24" Box	26
1-25	Grass 152	Grass 152	24" Box	26
1-26	Grass 152	Grass 152	24" Box	26
1-27	Grass 152	Grass 152	24" Box	26
1-28	Grass 152	Grass 152	24" Box	26
1-29	Grass 152	Grass 152	24" Box	26
1-30	Grass 152	Grass 152	24" Box	26
1-31	Grass 152	Grass 152	24" Box	26
1-32	Grass 152	Grass 152	24" Box	26
1-33	Grass 152	Grass 152	24" Box	26
1-34	Grass 152	Grass 152	24" Box	26
1-35	Grass 152	Grass 152	24" Box	26
1-36	Grass 152	Grass 152	24" Box	26
1-37	Grass 152	Grass 152	24" Box	26
1-38	Grass 152	Grass 152	24" Box	26
1-39	Grass 152	Grass 152	24" Box	26
1-40	Grass 152	Grass 152	24" Box	26
1-41	Grass 152	Grass 152	24" Box	26
1-42	Grass 152	Grass 152	24" Box	26
1-43	Grass 152	Grass 152	24" Box	26
1-44	Grass 152	Grass 152	24" Box	26
1-45	Grass 152	Grass 152	24" Box	26
1-46	Grass 152	Grass 152	24" Box	26
1-47	Grass 152	Grass 152	24" Box	26
1-48	Grass 152	Grass 152	24" Box	26
1-49	Grass 152	Grass 152	24" Box	26
1-50	Grass 152	Grass 152	24" Box	26
1-51	Grass 152	Grass 152	24" Box	26
1-52	Grass 152	Grass 152	24" Box	26
1-53	Grass 152	Grass 152	24" Box	26
1-54	Grass 152	Grass 152	24" Box	26
1-55	Grass 152	Grass 152	24" Box	26
1-56	Grass 152	Grass 152	24" Box	26
1-57	Grass 152	Grass 152	24" Box	26
1-58	Grass 152	Grass 152	24" Box	26
1-59	Grass 152	Grass 152	24" Box	26
1-60	Grass 152	Grass 152	24" Box	26
1-61	Grass 152	Grass 152	24" Box	26
1-62	Grass 152	Grass 152	24" Box	26
1-63	Grass 152	Grass 152	24" Box	26
1-64	Grass 152	Grass 152	24" Box	26
1-65	Grass 152	Grass 152	24" Box	26
1-66	Grass 152	Grass 152	24" Box	26
1-67	Grass 152	Grass 152	24" Box	26
1-68	Grass 152	Grass 152	24" Box	26
1-69	Grass 152	Grass 152	24" Box	26
1-70	Grass 152	Grass 152	24" Box	26
1-71	Grass 152	Grass 152	24" Box	26
1-72	Grass 152	Grass 152	24" Box	26
1-73	Grass 152	Grass 152	24" Box	26
1-74	Grass 152	Grass 152	24" Box	26
1-75	Grass 152	Grass 152	24" Box	26
1-76	Grass 152	Grass 152	24" Box	26
1-77	Grass 152	Grass 152	24" Box	26
1-78	Grass 152	Grass 152	24" Box	26
1-79	Grass 152	Grass 152	24" Box	26
1-80	Grass 152	Grass 152	24" Box	26
1-81	Grass 152	Grass 152	24" Box	26
1-82	Grass 152	Grass 152	24" Box	26
1-83	Grass 152	Grass 152	24" Box	26
1-84	Grass 152	Grass 152	24" Box	26
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1-95	Grass 152	Grass 152	24" Box	26
1-96	Grass 152	Grass 152	24" Box	26
1-97	Grass 152	Grass 152	24" Box	26
1-98	Grass 152	Grass 152	24" Box	26
1-99	Grass 152	Grass 152	24" Box	26
1-100	Grass 152	Grass 152	24" Box	26

VICINITY VINYL-RAIL-FENCING



Photo-5 Typical Vinyl Fencing

GROUND COVERS—*Myoporum parvifolium*—VICINITY SLOPES

Photo-6 Nandding, South side



Photo-7 Nandlao. South side

ADJACENT STREETSCAPES----- ROOSEVELT ST. AND NANDINA AVE.

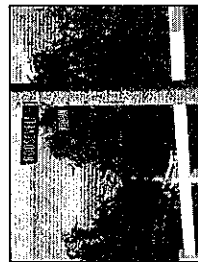


Photo-1 Corner Roosevelt/Markham



Photo-2 Roosevelt, West side



Photo-3 Roosevelt, West side



CLAYTON REEFERD, BY: RICHARD W. DALLA - LOMESTONE ASSOCIATES
1318 TOWER AVE. SANTA ANA, CALIF. 92705
(714) 298-0000 e-mail: rreeder@claytonreel.com
CALIFORNIA LANDSCAPE ARCHITECT NO. 1875

[illegible]

IN THE COUNTY OF INVERCEL, CALIFORNIA

**TENTATIVE TRACT 34097
LANDSCAPE & FENCING
CONCEPT PLAN**

SUBDIVISION MAP NO. 1974

STEPS 2	40 2 0
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41174
Project Case Type (s) and Number(s): Change of Zone No. 7459, Tentative Tract Map No. 34097
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Nicole Berumen, Project Planner
Telephone Number: (951) 955-0545
Applicant's Name: Vista Ranch Development
Applicant's Address: 12255 Vista Panorama, Santa Ana, CA 92705
Engineer's Name: Psomas
Engineer's Address: 2010 Iowa Avenue, Suite #110, Riverside, CA 92507

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7459 proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1).

Tentative Tract Map No. 34097 proposes a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres.

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

C. Total Project Area: 40.90 gross acres

Residential Acres: 40.90 (gross)	Lots: 39	Units: N/A	Projected No. of Residents: 117
Commercial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: N/A			

D. Assessor's Parcel No(s): 267-180-002, 267-190-001.

E. Street References: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 4 West, Section 31

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. Vacant land is located to the north and east of the project site. Vacant land and scattered large-lot, single-family homes are located to the south and west. Two watercourses traverse the site along the northerly project boundary. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The site's General Plan Land Use Designation is Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum). The project proposes 39 residential parcels with a minimum size of one (1) gross acre which is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation. The project meets all other applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. The proposed project will not conflict with the Conservation Goals prescribed in the Riverside County Integrated Project (RCIP). The proposed project meets all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located in a flood zone, a fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is not within a high fire area. 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 proposes to create residential lots, and the impact to noise levels would not be significant. Also the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all other applicable Noise Element policies.
- 6. Housing:** The project proposes the creation of additional residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the 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.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (RC:VLDR) (1 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):** Lake Matthews/Woodcrest Area Plan
2. **Foundation Component(s):** Rural Community to the north, east, south, and west
3. **Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum) to the north, east, south, and west
4. **Overlay(s) and 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:** Light Agriculture – 10 Acre Minimum (A-1-10)

J. **Proposed Zoning, if any:** Residential Agriculture – 1 Acre Minimum (R-A-1)

K. **Adjacent and Surrounding Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the 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.

- | | | |
|---|---|---|
| ☒ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☒ Agriculture Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☒ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

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

April 6, 2009

Date

Nicole Berumen, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☒	☐	☐

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

Findings of Fact:

- a) The proposed project is not located in close proximity to a County-eligible scenic highway. Due to the distance from a scenic highway and the project's consistency with surrounding uses the proposed project shall not have a substantial effect upon a scenic highway corridor. Therefore, no impacts will occur.
- b) Two natural watercourse enter the site at the northerly property line. They converge in the central portion on the site just south of "B" Street before exiting at the southerly property line. The site has been designed to minimize encroachment and impact on the watercourses.

Due to the riverine, riparian habitat within the stream, this natural drainage area may be characterized as an aesthetically valuable resource. However, the proposed project will not substantially damage this scenic resource, since the stream will be protected by an Environmental Constraints Sheet (ECS). The ECS will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2). No substantial rock outcroppings or unique or landmark features open to the public will be affected, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. With the protection of the stream as described above, less than significant impacts will occur.

Mitigation:

- b-1) Prior to map recordation, the riverine/riparian and vernal pool areas shall be labeled as the "Riverine/Riparian Area Not to Be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1).

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

2. Mt. Palomar Observatory

☐☐☒☐

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

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

Findings of Fact:

- a) The project site is located approximately 44.37 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Low-pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shield is required (Conditions of Approval 50.PLANNING.19). These requirements are considered standard conditions of approval; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of thirty-nine single-family residential lot. The amount of light that will be created is consistent with existing levels in the area and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☐ ☒

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The proposed project is located on land designated as Unique Farmland and Farmland of Local Importance as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Unique Farmland and Farmland of Local Importance. It should be noted, however, that the 39 single-family homes proposed on this project site are in conformance to the Very Low Density Residential (VLDR) land use designation assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the VLDR land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is located within Woodcrest No. 4 Agricultural Preserve ; therefore, the applicant was required to complete a Diminishment of the subject parcels prior to approval of this case. With completion of this Diminishment, the proposed project will have a less than significant impact on an Agricultural Preserve and will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract.
- c) The proposed project is located adjacent to agriculturally zoned property. The project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, the applicant or land divider will be required to place a notification on the ECS prior to map recordation stating that Lots 1-6, 9-32, 35-36 and 39 of the proposed project are located partially or wholly within 300 feet of land zoned for agricultural purposes (Condition of Approval 50.PLANNING.13). The land divider will also be required to notify all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses (Condition of Approval 50.PLANNING.27). With the inclusion of this note on the ECS, less than significant impacts related to agriculturally zoned properties are anticipated.
- d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation:

- c-1) The following Environmental Constraints Note shall be placed on the ECS: " Lots 1-6, 9-32, 35-36 and 39, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began (Condition of Approval 50.PLANNING.13).
- c-2) The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project (Condition of Approval 50.PLANNING.27).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, CARB, and AQMD

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- 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 include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☒ ☐ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

Source: GIS database, WRCMSHCP, On-site Inspection, PDB 5448 Determination of Biologically Equivalent or Superior Preservation prepared by Jeff W. Kidd dated August 3, 2008.

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. However, the onsite natural watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant after mitigation.
- b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, as stated in Finding of Fact 6a, the natural watercourse will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, no impacts related to threatened or endangered species are anticipated.
- c) The project has been required to avoid the natural watercourse which traverses the site (refer to Finding of Fact 6a). The avoidance of said watercourse will reduce impacts, either directly or through habitat modifications, on those species identified as 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. The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. Therefore, the natural watercourse must be avoided. Impacts are expected to be less than significant after mitigation.
- d) With avoidance of the natural watercourse, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.1). Therefore, less than significant impacts after mitigation are expected.
- f) The Environmental Programs Department did not identify the natural watercourse as 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. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.
- g) Trees are located within the area designated as riverine/riparian habitat. However, this habitat will be protected pursuant to the MSHCP through an ECS on the Final Map prior to recordation as described in Finding of Fact 6a (Condition of Approval 50.EPD.1). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

Mitigation

- a-1) The drainage onsite meets the criteria outlined under Section 6.1.2 of the MSHCP for Riverine/Riparian habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2).

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

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials, Phase I Cultural Resources Assessment (PD-A 4393) prepared by Archaeological Associates dated December 15, 2007.

Findings of Fact:

- a) The results of the records search conducted at the Eastern Information Center at UC Riverside failed to identify any historic sites within the project boundaries. The results of the field study were also negative. The Phase I Cultural Resource report also found no historic resources were located at the property. Therefore, the proposed project will not alter or destroy a historic site and there will be no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Phase I Cultural Resource report found no historic resources were located at the property. The proposed project is not anticipated to cause substantial adverse change in the significance of a historical resource as defined in the California Code of Regulations, Section 15064.5. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	☐	☐	☒	☐
a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials, Phase I Cultural Resources Assessment (PD-A 4393) prepared by Archaeological Associates dated December 15, 2007.

Findings of Fact:

- a) The results of the records search conducted at the Eastern Information Center (EIC) at UC Riverside indicated that the property had not been previously surveyed for cultural resources. Although the property has been extensively disturbed, the field study resulted in the discovery of two prehistoric archaeological sites (both characterized as bedrock milling stations). No surface finds or indications of subsurface deposits were observed at either prehistoric location. Subsequent significance evaluations of the prehistoric resources resulted in the conclusion that neither site is considered significant within the meaning of CEQA and therefore not eligible for inclusion in the California Register of Historical Resources (CRHR). All of the resources have been thoroughly recorded with the Eastern Information Center at UC Riverside.

The County Archaeologist has required that if during ground disturbance activities, unique cultural resources are in fact discovered that were not assessed by the archaeological report and/or this Environmental Assessment conducted prior to project approval, all ground-disturbance activities within 100 feet of the find shall be halted. Grading of further ground disturbance shall not resume until an agreement has been reached by the Planning Director, the developer, the archeologist, and the appropriate Native American tribal representative (Condition of Approval 10.PLANNING.2). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant

- b) The proposed project is not located within an area that has historically had any archeological resources. Therefore, the project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is not anticipated to contain human remains. However, the project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (Condition of Approval 10.PLANNING.1). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- d) There are no existing religious or sacred uses within the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The proposed project site is within an area designated as having low potential for paleontological resources. It is not anticipated that the proposed project will directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. The project site is located approximately 11.3 miles from the active Elsinore fault zone. No active faults were determined to project toward or through the project site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) The proposed project site is located within an area where no potential for liquefaction exists. Therefore, it is not anticipated that the proposed project will be subject to seismic-related ground failure including liquefaction. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

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Be subject to strong seismic ground shaking?

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)

Findings of Fact:

- a) The project site is located within an area that is designated as having very high susceptibility of having general ground-shaking risk. However, the proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building Codes are standard requirements and are 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Landslide Risk

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

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

- a) The proposed project is not anticipated to 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 landslides, lateral spreading, collapse, or rockfall hazards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

- a) The proposed project is not located in an area designated as susceptible to subsidence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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 proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. 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.

16. 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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes minimal grading which may slightly alter the site's natural topography. However, this impact is less than significant. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) The proposed project has been conditioned to limit the steepness of slopes to a ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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Source: Project Application Materials, Geology Review

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

- a) Due to the minimal amount of grading needed, the proposed project will not result in substantial soil erosion or the loss of topsoil. Graded, but undeveloped land, shall provide drainage facility and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading" (Condition of Approval 10.BS GRADE.7). Therefore, the impact is considered less than significant.
- b) Review by the County Geologist did not identify expansive soils as an issue of concern. A Geologic Report was not required for the proposed project due to its location, site characteristics, and scope. Therefore, the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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Source: Project Application Materials

Findings of Fact:

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The site has been designed to minimize drainage infrastructure and encroachment into the watercourses. A preliminary project-specific Water Quality Management Plan (WQMP) was submitted for this development. Swales adjacent to several streets are proposed to mitigate the site's impact on water quality. Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map (Condition of Approval 50.FLOOD.3). The riverine/riparian area(s) will be labeled as "Riverine/Riparian Area Not to Be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1). With implementation of these measures, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, are considered less than significant with mitigation.
- b) Any discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated Conditions of Approval. The project has been conditioned to protect downstream properties from damages caused by alteration of the drainage patterns, or diversion of flow by constructing adequate drainage facilities (Condition of Approval 10. TRANS. 2). Therefore, the impact is considered less than significant with mitigation.

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

- a-1) Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and structures" (Condition of Approval 50.FLOOD.3).
- a-2) Prior to map recordation the Riverine/Riparian, Vernal Pool area(s) shown on TENTATIVE MAP will be labeled as the "Riverine/Riparian Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

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

☐ ☐ ☒ ☐

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because 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 (Condition of Approval 10 BS.GRADE.4). This is a standard condition and, 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.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐ ☐ ☒ ☐

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

- 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?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the addition of the thirty-nine (39) homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	☐	☐	☐	☒

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

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- 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, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. 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) The proposed project is not located within a high fire area. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. 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?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
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 and odors)?	☐	☐	☐	☒

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

Findings of Fact:

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The project has the potential to alter the course of a stream, in a manner that would result in substantial erosion or siltation on- or off-site. However, as discussed in Finding of Fact 18a, the boundaries of the stream shall be protected from erosion, by a method acceptable to the Building and Safety Department District Grading Engineer. The project includes grading to create thirty-nine (39) residential building pads. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 50.EPD.1 and 50.FLOOD.3). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Water service will be supplied by the Western Municipal Water District. The proposed project will not 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). Therefore, there is no impact.
- d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.1 and 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to minimize encroachment into the watercourse (Condition of Approval 10.FLOOD RI.1). The project will not 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. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will minimize encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality. Therefore, there is no impact.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

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

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The site has been designed to minimize drainage infrastructure and the natural watercourses will be kept clear of all buildings and obstructions (Condition of Approval 50.FLOOD RI.3). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (1 acre minimum) and the amount of additional impervious surfaces, offsite flows would not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) The proposed project would not 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. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation

- a-1) Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and structures" (Condition of Approval 50.FLOOD.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
25. 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: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The Tentative Tract Map proposes a subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres. The project site is currently designated as Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) on the Lake Mathews/Woodcrest Area Plan. The proposed project is in conformance with the land use designation. Therefore, implementation of the proposed project shall not result in a substantial alteration of the present or planned land use of an area. There is no impact to the present and planned land use.
- b) The project site is located within the City of Riverside sphere of influence. The project does propose a change of zone and, therefore, is subject to the Memorandum of Understanding (MOU) with the City of Riverside. The proposed project is consistent with the Memorandum of Understanding, the zoning of County Ordinance 348, and the Riverside County General Plan, as well as the surrounding land uses. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: Riverside County General Plan Land Use Element, Staff review, 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 Tentative Tract Map proposes a subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres. The project is also includes a Change of Zone, which proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1). The Tentative Tract Map is consistent with the proposed zoning of Residential Agricultural – 1 Acre Minimum (R-A-1). Therefore, there is no impact.
- b) The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west. The proposed project is compatible with these existing surrounding zones. Therefore, there is no impact.
- c) The existing surrounding land uses include vacant land to the north and east and vacant land and large-lot, single-family homes to the south and west. The proposed project is compatible with existing and planned surrounding land uses. Therefore, there is no impact.
- d) The proposed project is consistent with the land use designations and policies of the Riverside County General Plan. The project is not within a Specific Plan. Therefore, there is no impact.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐	☐	☒	☐
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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?

☐	☐	☐	☒
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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐	☐	☐	☒
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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

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 project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore, the project will not 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. Therefore, there is no impact.
- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no 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

28. 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

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 project site is not located within an Airport Influence Area. Therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.
- b) The proposed project site is not located within the vicinity of a private air strip; Therefore, the project will not expose people residing on the project site to excessive noise levels. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. 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:

- a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of any highways. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

- a) Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. Compliance with Ordinance 847 shall ensure that the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

☐
☐
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☐

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?

☐
☐
☒
☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐
☐
☐
☒

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of one-acre residential lots which are similar in intensity to neighboring subdivisions. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Finding of Fact 31a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times in accordance with Ordinance 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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

Findings of Fact:

- a) The project site is presently vacant. The project proposes the creation of thirty-nine (39) additional residential lots. Therefore, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project proposes the creation of thirty-nine (39) additional residential lots and is in turn providing housing for the region. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The proposed project site is vacant and 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 a proposed dwelling for approximately 117 additional persons. This will not cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The proposed project is proposing the creation of thirty-nine (39) additional residential lots. However, the growth resulting from the creation of the thirty-nine lots is minimal in terms of regional growth. The project is not proposing new businesses, nor is the project proposing or causing the extension of roads or other infrastructure. Therefore, the project will not induce substantial population growth in an area either directly or indirectly. Therefore, this 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:

34. Fire Services

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.14). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

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Source: RCIP

Findings of Fact:

- a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and Lake Mathews/Woodcrest area. The RCSD operates out of stations in Perris, Elsinore and the Southwest Station for Sun City/Menifee area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.14). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

36. Schools

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Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

- a) The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Condition of Approval 80.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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.

37. Libraries

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Source: RCIP

Findings of Fact:

- a) The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.14). This is a standard condition of approval 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.

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

- a) The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

☐	☐	☒	☐
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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?

b) Would the project include the use of existing neighborhood or regional parks or other recreational

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☒ ☐

Source: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

- a) The scope of the proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 101 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50. PLANNING. 8 and 90. PLANNING. 5). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

☐ ☐ ☐ ☒

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) No County-designated trails are proposed on or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) Since the project was not required to submit a traffic study as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- d) The proposed project is not located within an Airport Influence Area. The 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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- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) 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.
- g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall acquire and provide sufficient public off-site right-of-way to construct two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 feet of A.C. pavement within a 60-foot 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.

The first access road shall be the southerly extension of Roosevelt Street to Markham Street and the westerly extension of Markham Street to a paved County-maintained Markham Street. The second access road shall be the westerly extension of Wildwood Creek Road to Chalk Creek Drive and the southerly extension of Chalk Creek Drive to Timberview Drive and the westerly extension of Timberview Drive to a paved and County-maintained portion of Timberview Drive (Condition of Approval 50.TRANS.33). Interior streets are designated as Local Road streets and shall be improved with 36-foot, full-width A.C. pavement, 6-inch concrete curb and gutter within the 56-foot, full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (Condition of Approval 50.TRANS.30).

These improvement requirements are considered mitigation resulting in a less than significant impact with mitigation incorporated.

- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements to the streets discussed in Finding of Fact 41h. However, the land divider/developer will be required to prepare improvement plans prior to map recordation (Condition of Approval 50.TRANS.1). The improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.
- i) After the construction of the two access roads as discussed in Finding of Fact 41h, the proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: The first access road shall be the southerly extension of Roosevelt Street to Markham Street and the westerly extension of Markham Street to a paved County-maintained Markham Street. The second access road shall be the westerly extension of Wildwood Creek Road to Chalk Creek Drive and the southerly extension of Chalk Creek Drive to Timberview Drive and the westerly extension of Timberview Drive to a paved and County-maintained portion of Timberview Drive (Condition of Approval 50.TRANS.33). Interior streets are designated as Local Road streets and shall be improved with 36-foot, full-width A.C. pavement, 6-inch concrete curb and gutter within the 56-foot,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (Condition of Approval 50.TRANS.30).

Monitoring: Riverside County Transportation Department and the Department of Building and Safety through the plan check process.

42. Bike Trails

☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact:

- a) The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

- a) The proposed project is served by the Western Municipal Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.
- b) The proposed project will be served by the Western Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. 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?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

- a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste	☐	☐	☒	☐
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	☐	☐	☐	☒

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.
- b) The proposed project shall comply with federal, state and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan). 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.

46. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

- a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, SBC, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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	☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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 other current projects)?	☐	☐	☒	☐
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

GIS: Riverside County Geographic Information System database.

Lake Matthews/Woodcrest Area Plan, Adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

PDA 4393: Phase I Cultural Resources Report prepared by Archaeological Associates dated December 15, 2007.

PDB5448: Determination of Biologically Equivalent or Superior Preservation prepared by Jeff W. Kidd dated August 3, 2008.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

NB:rf

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR34097

Parcel: 267-190-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34097 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34097, Amended No. 4, dated 11/24/08

APPROVED EXHIBIT L= Preliminary Landscape Plans for Tentative Tract Map No. 34097, Amended No. 4, dated 11/24/08.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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 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. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

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Riverside County LMS
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TRACT MAP Tract #: TR34097

Parcel: 267-190-001

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 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. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 6 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 WMWD POTABLE WATER SERVICE RECOMMND

All lots under Tract Map#34097 are proposing Western Municipal Water District (WMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with WMWD, as well as, all other applicable agencies.

All existing wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

EPD DEPARTMENT

10.EPD. 1 - BIO MONITOR RECOMMND

A BIOLOGICAL MONITOR MUST BE ON SITE FOR ALL ROUGH GRADING ACTIVITIES TO INSURE THAT BEST MANAGEMENT PRACTICIES (BMPS) ARE IN PLACE AND TO INSURE THAT NO GRADING ACTIVIES DISTURB THE RIPARIAN/RIVERINE DRAINAGE FEATURES PRESENT ON THE PROJECT SITE. A POST GRADING REPORT SHALL BE SUBMITTED BY THE QUALIFIED BIOLOGIST, CURRENTLY HOLDING A MOU WITH THE

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10. GENERAL CONDITIONS

10.EPD. 1 - BIO MONITOR (cont.) RECOMMND

COUNTY TO EPD FOR REVEIW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT. THE REPORT SHALL INCLUDE PHOTOS OF PRE GRADE AND POST GRADE CONDITIONS AND MUST SHOW PROPER BMP'S.

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 B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 34097 is a proposal to divide an approximately 40-acre site into large 1-acre minimum sized lots for single family residential use. The site is located in the Mockingbird Canyon area on the east side of Roosevelt Street north of Markham Street.

Two watercourses impact the site along northerly property line. These watercourses proceed southerly and join in the central portion of the site just south of "B" Street before exiting at the south property line. The site has been designed to minimize drainage infrastructure and encroachment into the watercourses.

A preliminary project - specific Water Quality Management Plan (WQMP) was submitted for this development. Swales adjacent to several streets are proposes to mitigate the site's impact on water quality. Inclusion into a County operated Landscape and Lighting Maintenance District (LLMD)

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10. GENERAL CONDITIONS

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

or other agency for the operation and maintenance of these swales will be required.

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The developer has submitted a letter requesting a condition be added covering a Special Facility Agreement.

10.FLOOD RI. 2 MAP SPECIAL FACILITY AGREEMENT RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated March 9, 2007 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 6 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 8 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND
submitted to the District for review.

10.FLOOD RI. 9 MAP COORDINATE DRAINAGE DESIGN RECOMMND
Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. 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 District for review.

10.FLOOD RI. 10 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.FLOOD RI. 19 MAP WQMP ESTABL MAINT ENTITY RECOMMND
This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 21 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND
In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for

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10.FLOOD RI. 21 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 22 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned 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 District for review and approval prior to the recordation of the map.

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PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

3. Grading of 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 mitigation.

10.PLANNING. 3 MAP - GEO01831 RECOMMND

County Geologic Report (GEO) No. 1831, submitted for this project (TR34097), was prepared by Petra Geotechnical, Inc. and is entitled: "Geotechnical Investigation, Tentative Tract 34097, APNs 267-180-002 and 267-190-001, 40.45-Acre Property Located in Roosevelt Street and South of Nandina Avenue, Woodcrest Area, Riverside County, California", dated July 18, 2006. In addition Petra Geotechnical, Inc. prepared the following report entitled:

"Response to County of Riverside, Building and Safety Department, Technical Review Sheet, dated June 4, 2007, Tentative Tract 34097, APNs 267-180-002 and 267-190-001, 40.45-Acre Property Located on Roosevelt Street and South of Nandina Avenue, Woodcrest Area, Riverside County, California", dated July 19, 2007.

This additional report is now considered as part of GEO No. 1831.

GEO No 1831 concluded:

1.The report and response determined that the project site is located about 11.3 miles from the active Elsinore fault zone: No active faults were determined to project toward or through the project site.

2.The primary seismic hazard at the site is considered to be strong groundshaking from earthquakes on the nearby active faults.

3.The estimated peak ground acceleration for the site is determined to be 0.45g.

4.The liquefaction potential at the site is considered to be unlikely based upon the depth to groundwater (greater than 50 feet) and the dense nature of the subsurface materials.

GEO No 1831 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO01831 (cont.)

RECOMMND

1.The seismic design parameters presented in the report should be used in the design and construction of the project.

2. Areas on the site with granitic boulder outcrops should be considered non-rippable and may require blasting in order to reach planned final grades.

3.A seismic refraction study to determine the areas of non-rippable bedrock should be performed as part of a grading plan review geotechnical report.

4.Canyon subdrains should be placed along the axes of natural drainages where the depth of fill exceeds approximately 10 feet.

GEO No. 1831 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1831 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 5 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 indicating which condition or conditions the submittal is intended to comply with.

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10.PLANNING. 7 MAP -LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Residential Agricultural - 1 acre minimum (R-A-1) zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 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.
- e. The maximum height of any building is 40 feet.
- f. The minimum parcel size is one (1) acre.
- g. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

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

10.PLANNING. 14 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 cumulative environmental effects generated by new
development projects described and defined in this
Ordinance, and it establishes the authorized uses of the
fees collected.

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

10.PLANNING. 15 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

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 16 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.

2. Model Home Complex Plan shall be filed and approved. 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.

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

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. 18 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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 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. 20 MAP -LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 21 MAP - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards

10.PLANNING. 22 MAP - LC FRONT YARD LANDSCAPIN RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMND

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.

10.TRANS. 3 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. 7 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. 8 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.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

50.EPD. 1 MAP- ECS REQ

RECOMMND

Prior to map recordation the Riverine/Riparian, Vernal Pool area(s) shown on Exhibit E, dated will be labeled as the "Riverine/Riparian Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (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. PDB05044 was/were prepared for this property on 05/09/07 by Jeff Kidd Biological and is/are on file at the County of Riverside Environmental Programs Department."

[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 Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

Prepared on 06/18/07 by: Jared Bond, Ecological Resources

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP- ECS REQ (cont.)

RECOMMND

Specialist with the Environmental Programs Department (EPD). Should you have any questions regarding this condition contact the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

50.EPD. 2 - ECS TO PRE SHOWN

RECOMMND

MAP - ECS DELINEATION
50

Prior to map recordation the Open Space constrained lot(s) as shown on Exhibit , dated will be labeled as the " Area" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (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. PDB05044 was/were prepared for this property on 05/31/07 by J. KIDD and is/are on file at the County of Riverside Environmental Programs Department."

[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 Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 - ECS TO PRE SHOWN (cont.)

RECOMMND

[X] "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book _____, Page _____."

FIRE DEPARTMENT

50.FIRE. 1 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.

50.FIRE. 2 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of

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50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND
buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 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 District for review and approval.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND
A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP MOCKINGBIRD FEE RECOMMND
A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

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50.FLOOD RI. 11 MAP DELINEATE WC ON ECS RECOMMND

The natural watercourses that traverse the site shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

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 one (1) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural- One Acre Minimum (R-A-1) zone, and with the Riverside County Integrated Project (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.

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50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7459 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1-6, 9-32, 35-36 and 39, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur-bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 14 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4393 was prepared for this property on December 15, 2007 by Archeological Associates and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 15 MAP - ECS NOTE BIOLOGICAL RECOMMND

he following Environmental Constraints note shall be placed on the ECS:

"County Biological Report No. PD-B-04886 was prepared for this property on 6/27/05 by J. Kidd Biological, PD-B-05044 was prepared on 5/31/07 by J. Kidd Biological, and PD-B-05448 was prepared on 8/03/08 by J. Kidd Biological. These three (3) Biological Reports are on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, the riverine/riparian drainage features present on

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ECS NOTE BIOLOGICAL (cont.) RECOMMND

the project site. The property is subject to biological resources restrictions based on the results of the report."

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

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

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

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

The following Environmental Constraints 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. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial

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50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

and all future purchasers of dwelling units within the subject project.

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. 34 MAP- ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:
"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ___, Page ___. This affects Lots: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 27, 28, 29, 33, 34, 37, 38."

TRANS DEPARTMENT

50.TRANS. 1 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 project boundaries 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.

50.TRANS. 4 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 5 MAP - EASEMENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Roosevelt Street and so noted on the final map.

50.TRANS. 10 MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 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. 13 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.

50.TRANS. 14 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. 15 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 17 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the

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50.TRANS. 17 MAP - STREET LIGHTS-CSA/L&LMD (cont.) RECOMMND

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 20 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 24 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. 25 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. 25 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 26 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 30 MAP - DEDICATION RECOMMND

Interior streets are designated as Local Road streets and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for no sidewalk.)

Roosevelt Street along project boundary is designated as Collector Street and shall be improved with 34' part-width AC pavement, (22' on project side and 12' on opposite side), and 6" concrete curb and gutter within a 52' part-width dedicated right-of-way (37' on project side and 15' on opposite side) in accordance with County Standard No. 103, Section A. (Modified for no sidewalks.)

50.TRANS. 33 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads 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 southerly extension of Roosevelt Street to Markham Street (through TR29622) and the westerly extension of Markham Street to a paved County

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50.TRANS. 33 MAP - OFF-SITE ACCESS 2 (cont.) RECOMMND

maintained Markham Street.

Said off-site access road shall be the westerly extension of Wildwood Creek Road to Chalk Creek Drive (through TR29622) and the southerly extension of Chalk Creek Drive to Timberview Drive and the westerly extension of Timberview Drive to a paved and County maintained portion of Timberview Drive.

50.TRANS. 36 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 37 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Roosevelt Street. 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 to be annexed to County Service Area, Landscaping Maintenance or Lighting and 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. 38 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 39 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the northerly tract boundary. Accordingly, prior to recordation of the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 39 MAP - VACATION (cont.) RECOMMND

final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require 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. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 5 MAP-G2.11DR WAY XING NWC RECOMMND

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

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

60.BS GRADE. 7 MAP-G2.14OFFSITE 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-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 12 MAP-G1.4 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 (916) 657-1146.

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.

60.BS GRADE. 13 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. 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 and the Environmental Programs 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 will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

PER PDB05044-

Pursuant to Objective 6 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 County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate 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.

60.EPD. 2

- ECS TO BE PREPARED

RECOMMND

Prior to GRADING PERMIT the Riverine/Riparian, Vernal Pool area(s) shown on Exhibit E, dated _____ will be labeled as the "Riverine/Riparian Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (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. PDB05044 was/were prepared for this property on 05/09/07 by Jeff Kidd Biological and is/are on file at the County of Riverside Environmental Programs Department."

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - ECS TO BE PREPARED (cont.)

RECOMMND

[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 Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

Prepared on 06/18/07 by: Jared Bond, Ecological Resources Specialist with the Environmental Programs Department (EPD). Should you have any questions regarding this condition contact the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

60.EPD. 3 - MBTA

RECOMMND

A nesting bird survey is required between February 15th and August 31st. No grading permit shall be issued between February 15th and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 15th and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

60.EPD. 4 - BMP'S

RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - BMP'S (cont.)

RECOMMND

the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 9 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Mission Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. 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.

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Because prehistoric resources (RIV-8789 and 8790) are located in the project area and the surrounding area

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60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

has shown to be rich in cultural resources, archaeological and Native American monitoring will be required for mitigation purposes. Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to trarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 3 MAP*- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Band of Mission Indians for proper treatment and disposition.

60.PLANNING. 8 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, and leach fields, as identified on the TENTATIVE MAP.

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.90 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 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. 20 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7459 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Tract Map#34097 based Petra Soils Percolation Report Project#J.N. 620-05 dated September 15, 2006 with the following conditions:

a) Highground water was noted in Petra's report which affects lots 9, 10, 12, and 13. Therefore, these lots will propose an Advanced Treatment Unit (ATU) to ensure proper separation to groundwater levels.

b) Each lot must have a groundwater detection boring installed at time of building permit submittal for DEH staff to evaluate. If groundwater is found shallower than 10 feet below grade, further engineering will be required to ensure proper separation between the bottom of the proposed wastewater disposal field and the level of groundwater.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

For lots 9, 10, 12 and 13, no groundwater detection boring is required provided that a pressurized drip dispersal system is included as part of an ATU design. In addition, these systems must be proposed on plans and installed no deeper than 13 inches below grade. (NOTE: A cross-section of the proposed drip dispersal lines may be required on the submitted plans to ensure proper installation depth.)

c) All proposed conventional OWTS disposal fields (non-ATUs) must be designed and installed in natural and undisturbed soils.

d) All proposed OWTS and ATUs must meet all required setbacks.

e) All OWTS and ATU system design must be drawn, wet stamped and signed by the Professional of Record, Petra. If these systems are designed by another individual or firm who holds an acceptable license as determined by the DEH Technical Manual, further requirements subject to the discretion of DEH may apply.

f) If grading is proposed, all OWTS and ATU system designs must be drawn on Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS or ATU area may require further soils percolation testing and/or engineering.

g) A floor plan of the proposed structure showing all proposed plumbing fixtures and bedrooms must also be submitted to DEH for review to ensure proper septic tank sizing.

**Please note that if lots other than lots 9, 10, 12 and 13 are required to have an ATU, these lots will be is subject to the concurrent review and approval of the Santa Ana Regional Water Quality Control (SARWQCB) in which a clearance letter will be required by SARWQCB. If SARWQCB specifies more stringent requirements than that of DEH, these requirements will supercede DEH's requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP- BIO MONITOR REPORT

RECOMMND

A REPORT MUST BE SUBMITTED BY A QUALIFIED BIOLOGIST, CURRENTLY HOLDING A MOU WITH THE COUNTY, INDICATING THE RESULTS OF GRADING ACTIVITY. THE REPORT SHALL BE PREPARED BY THE SAME BIOLOGIST THAT WAS THE ON-SITE BIOLOGICAL MONITOR DURING ALL ROUGH GRADING ACTIVITIES. THE BIOLOGICAL MONITOR MUST BE ON SITE FOR ALL ROUGH GRADING ACTIVITIES TO INSURE THAT BMP'S ARE IN PLACE AND TO INSURE THAT IMPACTS TO RIPARIAN/RIVERINE HABITAT IS NOT DISTURBED BY GRADING. THIS REPORT MUST BE SUBMITTED TO EPD FOR REVIEW AND APPROVAL.

FIRE DEPARTMENT

80.FIRE. 1 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 must be at the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

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 Riverside Unified School District shall be mitigated in accordance with California State law.

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-LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP-LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 15

MAP- LC ENTRY MONUMENT PLOT PL

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP- LC ENTRY MONUMENT PLOT PL (cont.) RECOMMND

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. 17 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.

80.PLANNING. 22 MAP - LC LANDSCAPING SECURITIE RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - LC LANDSCAPING SECURITIE (cont.) RECOMMND

security shall be required when the estimated cost is
\$2,500.00 or less.

80.PLANNING. 24 MAP - LC LNDSCPE INSPECTION DE RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. This condition does not apply to front yard typicals and models.

80.PLANNING. 25 MAP - FINAL SITE OF DEVELOPMNT 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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - FINAL SITE OF DEVELOPMNT (cont.) RECOMMND

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. 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.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.
2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.
3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

C. Subdivision development shall conform to the approved plot plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ

INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS

INEFFECT

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 5 MAP - QUIMBY FEES (2)

RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 7 MAP - FENCING COMPLIANCE

RECOMMND

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

90.PLANNING. 12 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP - SKR FEE CONDITION (cont.)

RECOMMND

forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.90 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 MAP -LC LNDSCP/IRRIG INSTALL I

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 17 MAP -LC COMPLY W/ LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The

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90.PLANNING. 17 MAP -LC COMPLY W/ LNDSCP/IRRIG (cont.) RECOMMND

plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 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, and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical

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TRACT MAP Tract #: TR34097

Parcel: 267-190-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

systems shall be installed and operational in
accordance with County Ordinance 461.

90.TRANS. 2 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. 3 MAP - STREET LIGHTS 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. For
projects within Imperial Irrigation District (IID) use
(IID's) pole standard.

Street light 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).

90.TRANS. 4 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.

A certificate should be obtained from the pertinent utility
company and submitted to the Department of Transportation
as proof of completion.

90.TRANS. 6 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District NO. 89-1-Consolidated for

04/08/09
15:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

TRACT MAP Tract #: TR34097

Parcel: 267-190-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - GRAFFITI ABATEMENT (cont.) RECOMMND

graffiti abatement of walls and other permanent structures
along County maintained road rights-of-way.

90.TRANS. 9 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar
mechanism as approved by the Transportation Department
shall be completed.

90.TRANS. 10 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District NO. 89-1-Consolidated ,
County Service Area and/or Assessment District as approved
by the Transportation Department for continuous landscape
maintenance within for continuous landscape maintenance
within public road rights-of-way, in accordance with
Ordinance 461.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 30, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
IT Dept. – J. Sarkissian
Riv. Co. Waste Management
Riv. Co. Sheriff's Dept.
CSA# 152 c/o EDA
Supervisor Buster
Commissioner Roth

Riverside Transit Agency
City of Riverside
Riverside Unified School Dist.
Western Municipal Water Dist.
Southern CA Edison
The Gas Company
Santa Ana Regional WQCB
South Coast Air Quality Mgmt. District
EIC "Attachment A"
Friends of Riverside Hills
Mead Valley Municipal Advisory Council
Greater Lake Mathews Rural Trails Assoc.
Community Assoc. of Lake Mathews
Residents Assoc. of Greater Lake Mathews
Lake Mathews Talks

TENTATIVE TRACT MAP NO. 34097 AND CHANGE OF ZONE NO. 7459 – EA41174 – Applicant: Vista Ranch Development, LLC – Engineer/Representative: Psomas - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham St., southerly of Nandina Ave., easterly of Roosevelt Ave. and westerly of Riverside Ave. – 40.45 Gross Acres - Zoning: Light Agriculture (A-1-10) - **REQUEST:** The Tentative Tract Map proposes a schedule "B" subdivision of 40.45 gross acres into 37 residential lots ranging from 1.00 gross acre to 1.39 gross acres. The Change of Zone proposes a change from Light Agricultural (A-1-10) to Residential Agricultural (RA-1). – APN(s): 267-190-001 and 267-180-002.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on February 22, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, at **(951) 955-5133** or email at phithay@RCTLMA.org / **MAILSTOP# 1070**.

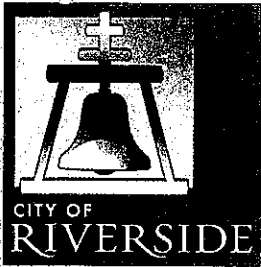
COMMENTS:

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.



Community Development
Department
Planning Division

February 21, 2007

Jim Phithayanukarn, Project Planner
Riverside County Planning Department
Mailstop # 1070
Riverside, CA 92502-1409

Subject: TENTATIVE TRACT MAP NO. 34097, CHANGE OF ZONE NO. 7459, AND EA NO. 41174—LOCATED IN THE LAKE MATHEWS/ WOODCREST AREA PLAN NORTHERLY OF MARKHAM STREET, SOUTHERLY OF NANDINA AVENUE, EASTERLY OF ROOSEVELT AVENUE AND WESTERLY OF RIVERSIDE AVENUE (APNS 267-190-001 AND -002). REQUEST TO DIVIDE 40.45 ACRES INTO 37 SINGLE FAMILY RESIDENTIAL LOTS AND CHANGE THE ZONE FROM LIGHT AGRICULTURAL (A-1-10) TO RESIDENTIAL AGRICULTURAL (RA-1).

Dear Mr. Phithayanukarn:

Thank you for the opportunity to review and comment on the proposed 37-lot subdivision and zone change. The site is characterized by two blue line streams, riparian vegetation, boulders and significant outcroppings.

The project site is located in the City's Sphere of Influence and although it is not in an active annexation area, it is located only 4,000 feet from the City limit line. The City's General Plan designation for this site is Agriculture, which permits a maximum of 0.2 dwelling units per acre, or five-acre lots. However, in this instance the City believes that the proposed 1-acre lot subdivision is appropriate for the subject site, as it would be consistent with other projects on adjacent properties. The City does have concerns with the proposed grading, street pattern and circulation.

Following are the City's concerns and comments with the proposed subdivision:

- The proposed grading does not protect the existing natural features including the blue line streams/arroyos, which originates from the Woodcrest Arroyo. The City requests that grading plans at 40 scale or better be provided so an accurate analysis of the grading can be determined. Ideally the project would comply with the City's Grading Ordinance (Title 17). Under the City's Grading Ordinance a fifty-foot setback is required from this major arroyo and no grading of any kind and/or the placement of septic tanks or leach lines would be permitted. It is also recommended that the provision of an arch culvert rather than the proposed pipes would be provided to allow for animal crossings in addition to water flow. Lastly, it is recommended that this project be forwarded to the City/County Arroyo Committee for their review and comments.

- Plans show reverse frontage lots along Roosevelt Street. Unless there is already a reverse frontage pattern, it is recommended that standard street access be provided.
- In previous conversations with the County Planning Department it was agreed that to provide adequate access and circulation throughout this area the street circulation grid pattern should be maintained. The grid pattern design provides greater opportunities for traffic flow. Access to the subdivision is proposed from Roosevelt Street to the west and "A" Street to the north. The City is concerned that the 37 lots in this tract will be served by two access points and that no other access points are planned to connect the subdivision to future development. It is recommended that the map be revised to improve the connectivity by providing and/or continuing the existing grid pattern and limiting stub streets to one or two points along the easterly side of the subdivision.
- The plans do not clearly show if streets are proposed to be fully improved at this time. The City is concerned that a project of this size will be inadequately served by unpaved, graded roads. All streets providing access to this subdivision should have paved surfaces with a maintenance mechanism in place to provide adequate assurance that they will be maintained.
- If Western Municipal Water District (WMWD) sewer facilities are within reasonable proximity to the subject site, provide sewer connections rather than septic systems.

We look forward to continuing working with you on the proposed subdivision. Please send future revisions of the map to the City for further review and comments. Should you have any questions regarding any of the comments above, please feel free to contact Barbara Milosevic, Associate Planner at 951-826-5507.

Sincerely,



Ken Gutierrez, AICP
Planning Director

c: Brad Hudson, City Manager
Michael Beck, Assistant City Manager
Tom DeSantis, Assistant City Manager
Tom Boyd, Deputy Public Works Director/City Engineer
Scott Barber, Community Development Director
John Curts, Redevelopment Area Manager
Bob Buster, County Supervisor, District 1
Ron Goldman, Interim County Planning Director
Dave Murray, Annexation Program Coordinator



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 7, 2007

Jim Phithayanukarn, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 34097
Proposal: Subdivide 40.45 acres into 37 residential lots.
APN: 267-190-001, 267-180-002

Dear Mr. Phithayanukarn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Markham Street, south of Nandina Avenue, east of Roosevelt Avenue, and west of Riverside Avenue, in the Lake Matthews/Woodcrest Area Plan. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

3. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 14, 2008

Mr. Ron Goldman
Planning Director
Riverside County Planning Department
County Administrative Center
Riverside, California

Dear Mr. Goldman:

Re: Mockingbird Canyon Area
Special Drainage Facilities Agreement
Tentative Tract Map 34097

Please find attached the Special Drainage Facilities Agreement originals for Tentative Tract Map 34097 executed by the Developers along with their respective request to the County to execute this Agreement. Please include the Agreement with the Board package for the Tentative Tract Map so it can be executed by the Board of Supervisors.

To assist you in placing the items on the Board Agenda we have enclosed a sample Form 11 for inclusion in your staff report.

Should you have any questions, please contact me at 951.955.1212.

Very truly yours,

STUART E. MCKIBBIN
Chief of Planning Division

Attachments

c: Planning Department
Attn: Nicole Berumen
Adam Rush

EWR:seb
P8120642

Honorable Board of Supervisors
County of Riverside
Administrative Center
4080 Lemon Street, 14th Floor
Riverside, California 92501

Ladies and Gentlemen:

Re: Tentative Tract Map 34097

The undersigned hereby requests that the County of Riverside executes the enclosed Special Drainage Facilities Agreement and add the following condition of approval to Tentative Tract Map 34097.

In accordance with the written request of the Developer, Vista Ranch Development, LLC, to the County of Riverside, dated March 9, 2007. The final map shall not be recorded or any permit issued regarding Tract Map 34097 or any unit thereof, until the Developer, his successors or assigns, provides evidence of compliance with the terms of the Agreement between the Developer and the County regarding Special Drainage Facilities.

This request is in recognition of the need to mitigate the effect of the impact upon public facilities caused by the development of the property.

DEVELOPER: Vista Ranch Development, LLC

By Frank Chen

By _____

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AGREEMENT

COUNTY OF RIVERSIDE, herein called "COUNTY", and
Visba Ranch Development, LLC herein called DEVELOPER, enter into the
following agreement.

WHEREAS, DEVELOPER is seeking approval from COUNTY for
Tentative Tract Map 34097, in the Mockingbird Canyon area,
in order to construct residential dwelling units; and

WHEREAS, the Mockingbird Canyon area is undergoing rapid
residential growth, which is impacting the capacity of existing
downstream drainage facilities; and

WHEREAS, DEVELOPER recognizes the impact of Tentative
Tract Map 34097 upon said facilities and desires to
enter into an agreement with COUNTY to pay a sum of money to
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT,
herein called "DISTRICT", to be used for mitigation of said
impact;

NOW, THEREFORE, the parties to this Agreement do
mutually agree as follows:

1. DEVELOPER shall pay to DISTRICT the sum of \$500.00
for each residential lot within the Mockingbird Canyon Drainage
Area at the time of issuance of a grading or building permit on
that individual lot.

The recorded final map or parcel map or certificate of
compliance evidencing the waiver of the filing of a parcel map
shall specifically state that a drainage fee is required to be
paid by the owner of parcels created by the land division prior
to issuance of the first grading permit or building permit for

1 each created parcel, pursuant to this agreement.

2 2. DEVELOPER shall notify any successors or assigns
3 that this Agreement has been executed and is in effect.

4 3. DISTRICT shall deposit the money into a separate
5 account and disbursements therefrom shall be used for the
6 development of drainage facilities in the Mockingbird Canyon
7 Drainage Area, including but not limited to, acquisition of land,
8 engineering, construction and related expenses, as determined by
9 DISTRICT. If an Area Drainage Plan is established by COUNTY,
10 which includes the land shown on DEVELOPER'S tentative map,
11 DISTRICT shall have the right to transfer all or any part of the
12 money received pursuant to this Agreement into the Local Drainage
13 Facilities Fund maintained for the drainage area, and,
14 thereafter, use the money for drainage purposes authorized by the
15 plan.

16 4. DISTRICT shall make available an annual record of
17 monies received and disbursements made under the terms of this
18 Agreement, or, if the money has been transferred to a Local
19 Drainage Facilities Fund, shall make available an annual
20 accounting of funds received and expended out of said fund.

21 ~~5. Good, valuable, and adequate consideration exist in~~
22 the mutual benefit which DEVELOPER and COUNTY hereby agree
23 results from entering into and fulfilling this Agreement to
24 mitigate the drainage problems caused by construction associated
25 with DEVELOPER'S map.

26 6. Legal title to all land acquired and facilities
27 constructed or erected as a result of this Agreement shall be in
28

1 the DISTRICT, it successors or assigns.

2 7. All terms, conditions, and provisions hereof shall
3 inure to and shall bind the parties hereto, their successors-in-
4 interest, and assigns.

5 8. Any notices required or desired to be served by
6 either party upon the other shall be addressed to the respective
7 parties as set forth below:

8 DEVELOPER

COUNTY

9 Vista Ranch Development, LLC
10 12255 Vista Panorama
11 Santa Ana, CA 92705

Riverside County Flood Control District
1995 Market St.
Riverside, CA 92501

12 or to such other addresses as from time to time shall be
13 designated by the respective parties.

14 9. Execution of this Agreement is necessary as a
15 condition of approval of Tentative Tract Map 34097 to
16 mitigate the drainage problem caused by said map. In the event
17 the map is not approved by COUNTY for any reason, all obligations
18 of DEVELOPER and COUNTY hereunder shall cease. Any litigation
19 relating to this Agreement shall be governed by the laws of the
20 State of California and the statute of limitations contained in
21 Government Code Section 66499.37.

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23 Dated: March 9, 2007

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DEVELOPER:

COUNTY:

Vista Ranch Development, LLC

COUNTY OF RIVERSIDE

By Frank Chen

By _____
Chairman, Board of Supervisors

Attest: Clerk

By _____
Deputy

(SEAL)

STATE OF CALIFORNIA)

) ss:

COUNTY OF RIVERSIDE)

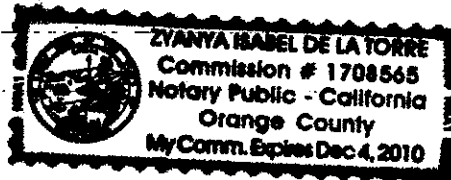
On March 9, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank K Chen, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal:

Signature [Signature]

(This area for official notarial seal)

MW:slj
rcfc/6301





U. S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road, Suite 101
Carlsbad, California 92011
(760) 431-9440
FAX (760) 431-9618



California Department of Fish and Game
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
(909) 484-0459
FAX (909) 481-2945

In Reply Refer To:
FWS/CDFG-WRIV-09B0038-09TA0061

RECEIVED
Environmental Programs Dept.

NOV 10 2008

Gregory A. Neal
Deputy Director
Environmental Programs Department
4080 Lemon Street, 12th Floor
Riverside, California 92501

Add comment to
PDB03448

Subject: Determination of Biologically Equivalent or Superior Preservation for the Woodcrest Residential Development (TR34097), Unincorporated Riverside County, California

Dear Mr. Neal:

The U. S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (Department), collectively the "Wildlife Agencies," have reviewed the subject Determination of Biologically Equivalent or Superior Preservation (Determination) that we received from the County of Riverside on September 9, 2008. The Determination has been submitted to address unavoidable impacts to riparian/riverine habitats in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools policy (Riparian/Riverine Policy).

The proposed project includes construction of 39 homes and three main streets on 40.9 acres located at the intersection of Roosevelt Avenue and Nandina Avenue in the Woodcrest Area of unincorporated Riverside County, California. Mockingbird Creek, where least Bell's vireo (*Vireo bellii pusillus*) are known to occur, is downstream of the two drainage features that exist onsite. These two features have marginal riparian habitat that was determined to be unsuitable for least Bell's vireo or other MSHCP covered species. Two road crossings proposed within the project will permanently impact 0.12 acres (5,275 linear feet) of the drainages including 2,400 square feet of riparian vegetation. To minimize indirect impacts to the drainages, home owners will be required to avoid planting invasive species identified in section 6.1.4 of the MSHCP and lighting will be directed away from the drainages. In addition, low intensity street lamps and low-elevation light poles will be used and reflective surfaces near lights will be shielded. Mitigation for the permanent riparian/riverine impacts is not proposed.

Given that the onsite drainages will be impacted and that these features flow to Mockingbird Creek where several occurrences of least Bell's vireo were documented in 2005, we recommend that measures be taken to demonstrate that the project is biologically equivalent or superior to an avoidance alternative. The Wildlife Agencies believe that there are enhancement opportunities within the onsite drainages that would enable the project to reach a biologically equivalent



determination. Measures that could be implemented include appropriate plantings along the bank to stabilize soils and enhance the area for wildlife habitat, and removal of non-native species. We recommend that a Habitat Mitigation and Monitoring Plan be prepared and provided to the Wildlife Agencies. This plan should include a clear map depicting the mitigation area, planting methods, annual work plan, success criteria, and reporting requirements.

We also would like to take this opportunity to note that focused burrowing owl (*Athene cunicularia*) surveys have not been conducted on the project site. The biological assessment was done in 2005 when the site was an active orchard. Since that time the orchard trees were removed and based on a site visit on October 22, 2008, there is currently suitable burrowing owl habitat. In addition, burrowing owls have been observed within a mile of the site within the last year. Based on this information, we recommend focused burrowing owl surveys occur prior to project approval. Depending on the results of the surveys, onsite conservation for burrowing owls may be necessary pursuant to species-specific conservation objective 5 (MSHCP Volume II, pp B-65). If owls are not located onsite, then pre-construction surveys will still need to be conducted within 30 days of project construction to verify the absence of the species and avoid any possible direct mortality.

If you have any questions regarding these comments, please contact Kathleen Pollett of the Service at (760) 431-9440 extension 357 or Magdalena Rodriguez of the Department at (909) 945- 3294.

Sincerely,



 Karen A. Goebel
Assistant Field Supervisor
U. S. Fish and Wildlife Service



Leslie MacNair
Senior Environmental Scientist
California Department of Fish and Game

cc:

Charles Landry, Western Riverside County Regional Conservation Authority, Riverside, CA



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

September 15, 2008

Jim Phithayanukarn
Riverside County Planning Dept.
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE TRACT MAP NO. 34097, CHANGE OF ZONE NO. 7459, LAKE MATHEWS AREA

Dear Mr. Phithayanukarn:

On February 2, 2007, we received a Comprehensive Project Review transmittal from the Riverside County Planning Department (County) for the above-referenced project in the unincorporated Lake Mathews area, located north of Markham Street, south of Nandina Avenue, west of Riverside Drive, and east of Roosevelt Avenue. Vista Ranch Development LLC proposes to subdivide 40.45 gross acres into 37 lots at a minimum lot size of one acre, and the project will fill and/or potentially hydromodify several natural channels on site. We have anticipated subsequent generation by the County of a document establishing compliance with the California Environmental Quality Act (CEQA), and therefore we did not respond in 2007. If a CEQA document has been issued by the County for this project, we are unaware of it despite our tracking of these documents, and we request a copy.

Within the last seven days, the Riverside County Department of Environmental Health (DEH) has informed us that the applicant seeks Regional Board approval for the installation of septic systems for the lots. Regulatory issues such as the use of alternative disposal systems, as well as setbacks of each system from the channels, must be addressed by Susan Beeson of our office prior to our issuance of such approval. Because the DEH indicates that our Basin Plan's¹ Minimum Lot Size Requirements (MSLR) are likely to be met, we anticipate future issuance of a conditional approval. However, concurrent to MSLR review, Regional Board staff request that a jurisdictional delineation be conducted for the on-site drainages and all other water bodies that this project may impact.

Because this project appears to result in excavation of ("dredging") and/or placement of fill into "waters of the United States," which include wetlands, this project may fall within the jurisdiction of the United States Army Corps of Engineers (USACE) and require their issuance of a Clean Water Act (CWA) Section 404 permit (please contact Jason Lambert of USACE at 213-452-3361). Therefore, the project should be conditioned to

¹ Water Quality Control Plan for the Santa Ana River Basin - Region 8, 1995, with subsequent amendments.

have the applicant conduct the studies necessary to establish whether or not the project (or any part of the project) falls under USACE jurisdiction. The project should be further conditioned such that if it does fall within USACE jurisdiction, the applicant is advised to promptly apply for a CWA Section 401 Water Quality Certification (Certification) from the Regional Board that construction and operation of the project will not adversely affect water quality standards (i.e., water quality objectives and beneficial uses). Certifications are required before a Section 404 permit can be issued.

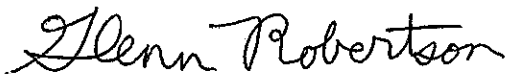
The jurisdictional study (and subsequent USACE staff determination) may find that surface waters are isolated from waters of the U.S. and are therefore outside of federal jurisdiction. The project applicant needs to be made aware that these so-called "isolated waters" are nevertheless waters of the State and consequently a project that impacts them may be subject to individual waste discharge requirements pursuant to the California Water Code.

The issuance of a 401 Certification represents a determination by the Executive Officer that discharges of waste to waters of the U.S. that are associated with the referenced project will comply with the applicable provisions of Sections 301 (Effluent Limitations), 302 (Water Quality Related Effluent Limitations), 303 (Water Quality Standards and Implementation Plans), 306 (National Standards of Performance), and 307 (Toxic and Pretreatment Effluent Standards) of the Clean Water Act, and with other applicable requirements of State law. In order for such a determination to be meaningful, projects subject to Certification are evaluated for their direct, indirect, and cumulative impacts to waters of the U.S., specifically, impacts to water quality standards. Such impacts must be mitigated to receive a Certification. Information concerning Section 401 certification can be found at www.swrcb.ca.gov/rwqcb8/html/401.html and may be discussed with Adam Fischer of our office.

As a prerequisite to issuance of the Certification, the County must provide evidence that a CEQA determination has been adopted.

If you have any questions, please call Glenn Robertson at (951) 782-3259 or grobertson@waterboards.ca.gov, Susan Beeson at (951) 782-4902 or sbeeson@waterboards.ca.gov, or Adam Fischer at (951) 320-6363 or afischer@waterboards.ca.gov

Sincerely,



Glenn Robertson
Engineering Geologist
Regional Planning Programs Section

cc: State Clearinghouse
Riverside County Dept. of Environmental Health – Matt Riha

X:Groberts on Magnolia/Data/CEQA/401 Responses/ 401 Notification for TTM 34097- Lake Mathews.doc

California Environmental Protection Agency



Recycled Paper

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7459 /TENTATIVE TRACT MAP NO. 34097– Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Ranch Development, LLC – Engineer/Representative: Psomas - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue– 40.90 Gross Acres - Zoning: Light Agriculture (A-1-10) - **REQUEST:** The Change of Zone requests to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1). The Tentative Tract Map is a Schedule B subdivision of 40.90 acres into 39 residential parcels with a minimum lot size of one (1) gross acre. Lots range in size from 1.0 to 1.4 gross acres – APN(s): 267-190-001 and 267-180-002. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 13, 2009
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT
BOARDROOM (3rd Gate Entrance)
2270 TRUMBLE ROAD, PERRIS, CA 92572

For further information regarding this project, please contact Project Planner, Nicole Berumen, at 951-955-0545 or email nberumen@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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: Nicole Berumen
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

TR34097

APN's 267-190-001, 267-190-002

I, Mickey Zolezio, certify that on
(Print Name)

3/23/2009 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 800'

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

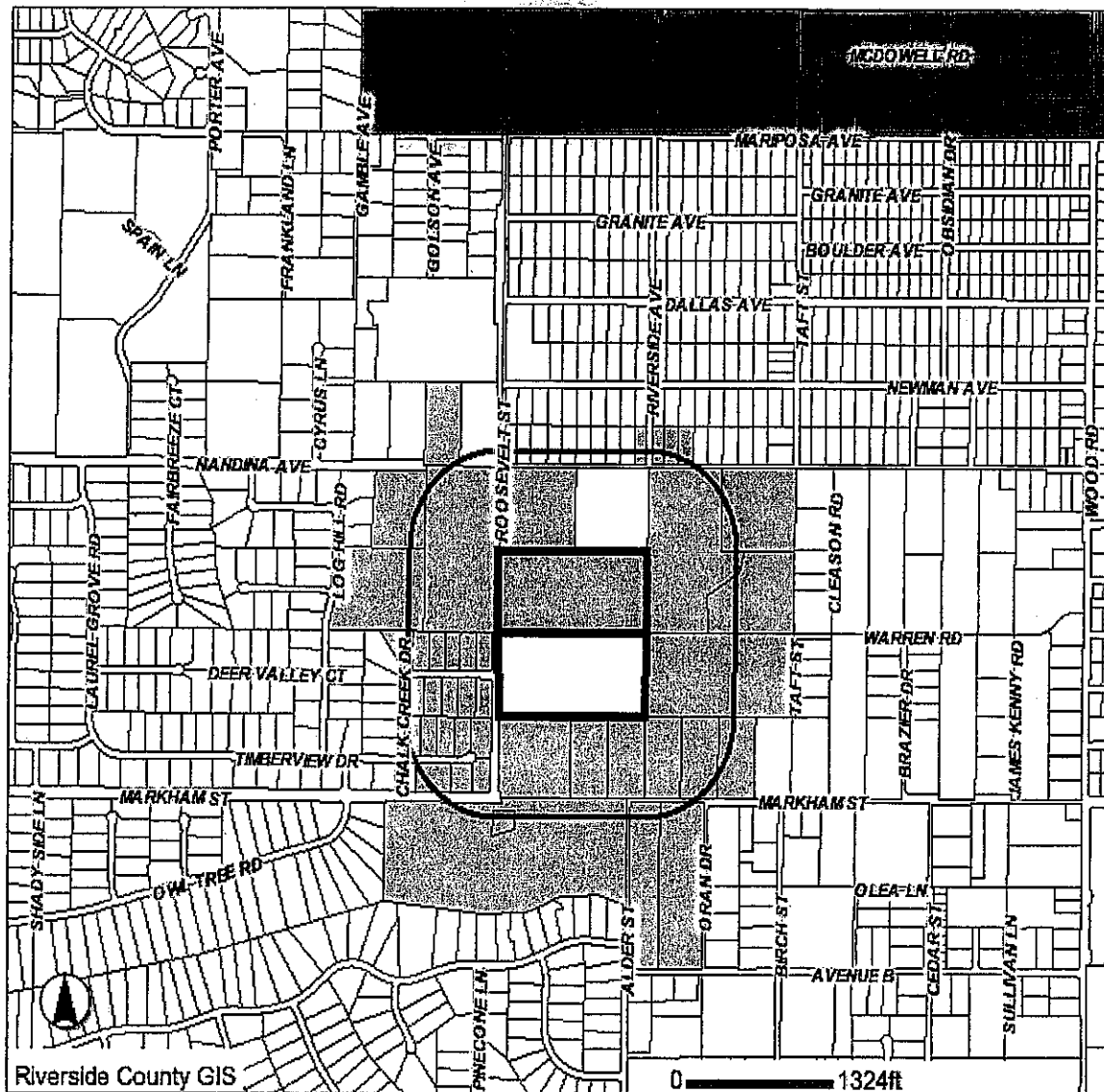
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

Reviewed
D. Davis
3/27/09
Exp. Aug. 23, 2009

TR34097



Selected parcel(s):

267-080-011	267-080-020	267-090-018	267-090-019	267-090-020	267-180-002	267-180-003
267-180-004	267-180-005	267-180-006	267-190-002	267-190-004	267-190-005	267-190-006
267-190-007	267-190-008	267-190-010	273-310-033	273-320-006	273-320-043	273-652-008
273-662-003	273-662-004	273-662-005	273-662-006	273-662-007	273-662-008	273-662-009
273-662-010	273-662-011	273-662-012	273-662-013	273-662-014	273-662-015	273-662-016
273-663-001	273-663-002	273-663-003	273-663-004	273-663-005	273-663-006	285-100-006
		285-100-034	321-020-001	321-020-002		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/23/2009

APN: 267080011 ASMT: 267080011
NAOMI ALVERNA THOMPSON
1634 E 124TH ST
COMPTON CA 90222

APN: 267080020 ASMT: 267080020
ROBERT MOUNTAIN
VICKIE MOUNTAIN
18010 NANDINA AVE
RIVERSIDE CA 92508

APN: 267090018 ASMT: 267090018
MANUEL C RODRIGUEZ
CONSUELO G RODRIGUEZ
219 N KENTER AVE
LOS ANGELES CA 90049

APN: 267090019 ASMT: 267090019
DAMON J SCHEELE
ERIKA SCHEELE
18282 NANDINA AVE
RIVERSIDE CA. 92501

APN: 267090020 ASMT: 267090020
TIMOTHY M JENKINS
18258 NANDINA AVE
RIVERSIDE CA. 92508

APN: 267180002 ASMT: 267180002
FRANK K CHEN
TAMMY Y CHEN
12255 VISTA PANORAMA
SANTA ANA CA 92705

APN: 267180003 ASMT: 267180003
JAIME CARLOS
MARICELA RODRIGUEZ
9301 REMINGTON AVE
CHINO CA 91710

APN: 267180004 ASMT: 267180004
DAVID CANTERMAN
2187 MANCHESTER AVE
CARDIFF BY THE SEA CA 92007

APN: 267180005 ASMT: 267180005
JERRY LEE CONANT
P O BOX 7908
RIVERSIDE CA 92513

APN: 267180006 ASMT: 267180006
CHING KUO CARL HSIAO
19057 COLIMA RD
ROWLAND HEIGHTS CA 91748

APN: 267190002 ASMT: 267190002
JOSE R MERCADO
GLORIA E MERCADO
BENITO MERCADO
DILIA MERCADO
C/O BENITO MERCADO
6018 N RENO AVE
TEMPLE CITY CA 91780

APN: 267190004 ASMT: 267190004
DARYL BRANT FALK
KIMBERLY ANN FALK
PMB 428
231 E ALESSANDRO BL NO A
RIVERSIDE CA 92508

APN: 267190005 ASMT: 267190005
JAMES PRICE
CAROL PRICE
18300 MARKHAM ST
RIVERSIDE CA 92508

APN: 267190006 ASMT: 267190006
POWELL M GREENLAND
18300 MARKHAM ST
RIVERSIDE CA. 92508



APN: 267190007 ASMT: 267190007
PAUL RODRIGUEZ
SYLVIA RODRIGUEZ
18350 MARKHAM ST
RIVERSIDE CA. 92508

APN: 267190008 ASMT: 267190008
ALEX NIECHAYEV
STEPHANIE LEE NIECHAYEV
16791 VAN BUREN BLVD
RIVERSIDE CA 92504

APN: 267190010 ASMT: 267190010
ROOSEVELT HEIGHTS DEV
C/O RICHARD L DARLING
P O BOX 6579
WESTLAKE VILLAGE CA 91359

APN: 273310033 ASMT: 273310033
GILBERT L HENNING
WAUNETA M HENNING
12257 SKYWOOD CT
RIVERSIDE CA 92503

APN: 273320006 ASMT: 273320006
DOR WIL ASSOCIATES
9622 JAMES CIR
VILLA PARK CA 92667

APN: 273320043 ASMT: 273320043
PEN HWEI SHAW
4341 RAFAEL ST
IRVINE CA 92604

APN: 273652008 ASMT: 273652008
BRIDLE CREEK HOMEOWNERS ASSN
C/O ENCORE PROP MGMT
P O BOX 1117
CORONA CA 92878

APN: 273662003 ASMT: 273662003
VINCENT CURTIS THOMAS
HIROMI THOMAS
15403 LA CASA DR
MORENO VALLEY CA 92555

APN: 273662004 ASMT: 273662004
THOMAS L MORROW
LISA M MONREAL MORROW
17875 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662005 ASMT: 273662005
DARLEEN R REDDY
17939 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662006 ASMT: 273662006
DAVID M CRAVEN
MARSHA S CRAVEN
17971 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662007 ASMT: 273662007
HECTOR SANJUAN
MARCELA A SANJUAN
17964 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662008 ASMT: 273662008
LUCIANO MOUGENOT
MIRLA MOUGENOT
17932 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662009 ASMT: 273662009
NIGEL SIMPSON
17900 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662010 ASMT: 273662010
ANDREW DIAZ
ELVIRA S DIAZ
17868 TIMBERVIEW DR
RIVERSIDE CA. 92504

APN: 273662011 ASMT: 273662011
TOMMY D GROGAN
NANCY JUNE GROGAN
17880 CHALK CREEK LN
RIVERSIDE CA. 92504

APN: 273662012 ASMT: 273662012
WESLEY M MANNING
ROSE MANNING
17817 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273662013 ASMT: 273662013
SIMING ZHANG
LI JIA
17849 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273662014 ASMT: 273662014
SHUJA RASOOL
HUMAIRA SALEEM
17881 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273662015 ASMT: 273662015
DEBBIE KEENE
17913 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273662016 ASMT: 273662016
ELEAZAR H RAMOS
MARIA E RAMOS
17945 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273663001 ASMT: 273663001
DAVID A CISNEROS
PATRICIA BYARS CISNEROS
17970 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273663002 ASMT: 273663002
SONGQIN PAN
FANGYU ZHENG
17938 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273663003 ASMT: 273663003
MARK J GLASER
MARY M KEENUM
17906 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273663004 ASMT: 273663004
U S BANK NATL ASSN
C/O CHASE HOME FINANCE
10790 RANCHO BERNARDO DR
SAN DIEGO CA 92127

APN: 273663005 ASMT: 273663005
MAHENDRA KUMAR VERMA
NEELIMA VERMA
17842 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 273663006 ASMT: 273663006
JIHYUN CHOI
17810 WILDWOOD CREEK RD
RIVERSIDE CA. 92504

APN: 285100006 ASMT: 285100006
WMWD
UNKNOWN 04-18-79
0



APN: 285100034 ASMT: 285100034
MOCKINGBIRD III
341 W 2ND ST STE 1
SAN BERNARDINO CA 92401

APN: 321020001 ASMT: 321020001
D & M CARTER
18710 RAVENWOOD DR
PERRIS CA 92576

APN: 321020002 ASMT: 321020002
LOYD S KLOCK
413 N BULLIS RD
COMPTON CA 90221



APN: 267190002 ASMT: 267190002
JOSE R MERCADO
GLORIA E MERCADO
BENITO MERCADO
DILIA MERCADO
6018 N RENO AVE
TEMPLE CITY CA 91780
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GLORIA E MERCADO
BENITO MERCADO
DILIA MERCADO
6018 N RENO AVE
TEMPLE CITY CA 91780



4/6/2009 12:02:17 PM

ATTN: Art Cassel
Community Association of
Lake Mathews
18350 Harley John Rd.
Lake Mathews, CA 92504-9648

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Friends of Riverside Hill
4477 Picacho Dr.
Riverside, CA 92507

ATTN: Nancy Lacey
Greater Lake Mathews
Rural Trails Association
18605 Chickory Dr.
Lake Mathews, CA 92504

ATTN: Cindy Ferry
Lake Mathews Talks
16115 Rocky Bluff Rd.
Gavilan Hills, CA 92570-7471

ATTN: Lee Cussins, Secretary
Mead Valley Municipal Advisory Council
18870 Springwood Ln.
Perris, CA 92570

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Residents Association of Greater Lake
Mathews
14176 Grande Vista Ave.
Lake Mathews, CA 92570-8820

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

CHEN FRANK K
12255 VISTA PANORAMA
SANTA ANA CA 92705

VISTA RANCH DEVELOPMENT
LLC
12255 VISTA PANORAMA
SANTA ANA CA 92705

PSOMAS
2010 IOWA AVE STE 110
RIVERSIDE CA 92507

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tract Map No. 34097 and Change of Zone No. 7459

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

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

COMPLETED/REVIEWED BY:

By: Jeffery Childers Title: Project Planner Date: July 9, 2009

Applicant/Project Sponsor: Frank Chen Date Submitted: November 22, 2006

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeffery Childers at 951-955-3626.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0621037

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VISTA RANCH DEVELOPMENT LLC \$64.00
paid by: CK 2101/2100
paid towards: CFG04568 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41174
at parcel #:
appl type: CFG3

By _____ Nov 22, 2006 15:14
MGARDNER posting date Nov 22, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0904411

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: VISTA RANCH DEVELOPMENT LLC
paid by: CK 2462
paid towards: CFG04568 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41174
at parcel #:
appl type: CFG3

\$1,993.00

By SBROSTRO Apr 02, 2009 10:15
posting date Apr 02, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org