

PUBLIC REVIEW DRAFT

COUNTY OF RIVERSIDE
SANTA MARGARITA REGION
STORMWATER MANAGEMENT PLAN

May 23, 2005

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1.0 EXECUTIVE SUMMARY

This Stormwater Management Plan (SWMP) describes the specific urban runoff management programs and activities that will be implemented by the County of Riverside to comply with the requirements of the municipal separate storm sewer system (MS4) Permit issued to the Riverside County Permittees by the San Diego Regional Water Quality Control Board (Regional Board) in 2004. This is the third MS4 permit issued by the Regional Board and is referred to as the “Third-term” MS4 Permit. This SWMP addresses the items listed in Attachment D to the Third-term MS4 Permit, providing a description of the programs and activities that the County of Riverside is implementing or plans to implement to comply with the Third-term MS4 Permit and to reduce pollutants in Urban Runoff to the Maximum Extent Practicable (MEP).

In general, this SWMP provides additional detail regarding implementation of the programs described in the Riverside County Drainage Area Management Plan (DAMP). The DAMP describes the overall Urban Runoff management strategies being implemented, or planned to be implemented, by the Permittees in the Santa Ana and Santa Margarita Regions of Riverside County during the 5-year terms of the Third-term MS4 Permit. The DAMP has been prepared to meet the complex Urban Runoff management needs in the Santa Ana and Santa Margarita Regions consistent with the Third-term MS4 Permits. The DAMP reflects the needs and constraints of the Permittees, while meeting the requirements of the Third-term MS4 Permits. The terms and acronyms used in this SWMP are defined in the glossary included in the DAMP.

For purposes of this SWMP, the terms “Watershed Storm Water Management Plan (Watershed SWMP)” and “Standard Urban Stormwater Management Plan (SUSMP)” referenced in the Santa Margarita Region Permit are referred to as the “DAMP” and “Water Quality Management Plan (WQMP),” respectively to be consistent with terminology established and in use by the Permittees.

2.0 INTRODUCTION TO THE COUNTY OF RIVERSIDE STORMWATER MANAGEMENT PLAN

2.1 PROGRAM OVERVIEW

The regulatory framework that provides the foundation for the Third-term MS4 Permit, and therefore this SWMP, is described in Riverside County DAMP. This SWMP is a programmatic document developed by the County of Riverside to describe its specific ordinances, plans, policies and procedures necessary to manage Urban Runoff and comply with the Third-term MS4 Permit. This SWMP together with the Riverside County DAMP are the principal documents that comprehensively translate the Third-term MS4 Permit requirements into programs and implementation plans for the County of Riverside. The various program elements of this SWMP are depicted in Figure 2-1.

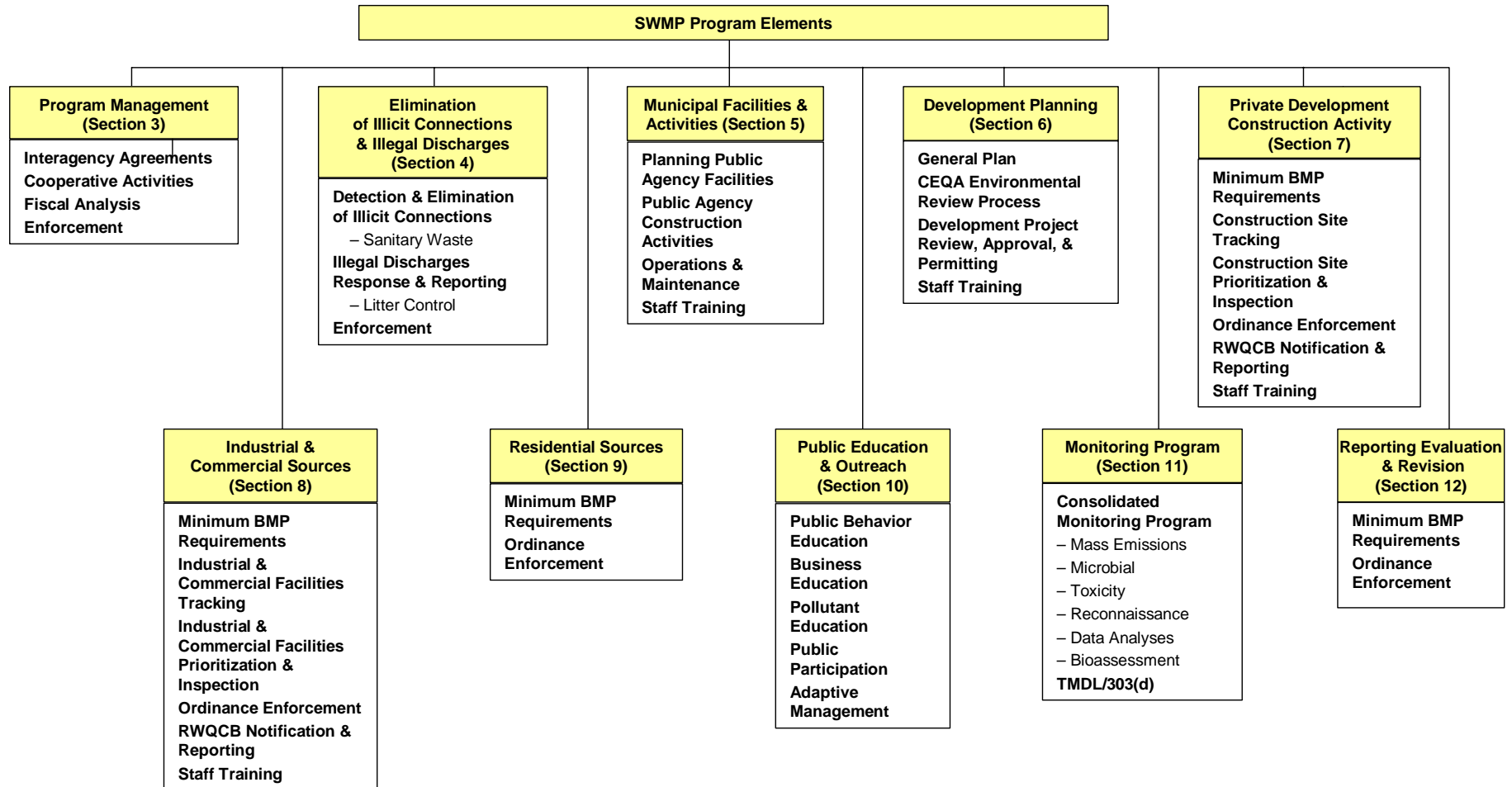
2.2 DESCRIPTION OF MS4

The major MS4 facilities owned and operated by the County of Riverside and regulated under the Third-term MS4 Permit consist of:

- ◆ 6,300 linear feet of underground storm drains,
- ◆ 2 detention basins, and
- ◆ 53,000 linear feet of channel

A map (or maps) of the MS4 owned and operated by the Transportation Department is currently being updated. For Fiscal Year 2005/06, two (2) additional positions were budgeted to continue to inventory and map the Transportation Department's MS4 system. Additionally, the cost of acquiring adequate software was budgeted for the purposes of MS4 mapping, inventory, and maintenance. It is the goal of the Transportation Department to gather all necessary data to update the MS4 map. Additionally, the Transportation Department will work collaboratively with the Riverside County Flood Control & Water Conservation District (District) to ensure that a comprehensive MS4 map is developed within Riverside County.

Figure 2-1. SWMP Program Elements



3.0 PROGRAM MANAGEMENT

3.1 PERMITTEE DEPARTMENTAL RESPONSIBILITIES

There are multiple departments within the County of Riverside with responsibility to implement elements of this SWMP and to meet the requirements of the Third-term MS4 Permit. An organizational chart depicting the departments and key personnel (position title) with implementation responsibilities is shown in Figure 3-1. The County of Riverside formed a County Water Quality Management Committee in order to coordinate activities and provide a forum for departments discuss elements of the Stormwater Program. The Departments shown in Figure 3-1 are represented at these meetings. The meetings include discussion of the three watershed NPDES Permits, implementation schedules, permit renewals, legislation, and training. Table 3-1 is a matrix showing each SWMP element, the departments with implementation responsibilities, the specific responsibilities of each department/organizational unit, and the key personnel by position title.

3.2 WATERSHED AND PERMITTEE COOPERATIVE ACTIVITIES

Interagency agreements and other cooperative activities supporting the implementation of the Third-term MS4 Permit requirements are described in the Riverside County DAMP. Modifications to the interagency agreements and changes in the cooperative activities are described in annual reporting to the Regional Board.

Figure 3-1. SWMP Organizational Chart

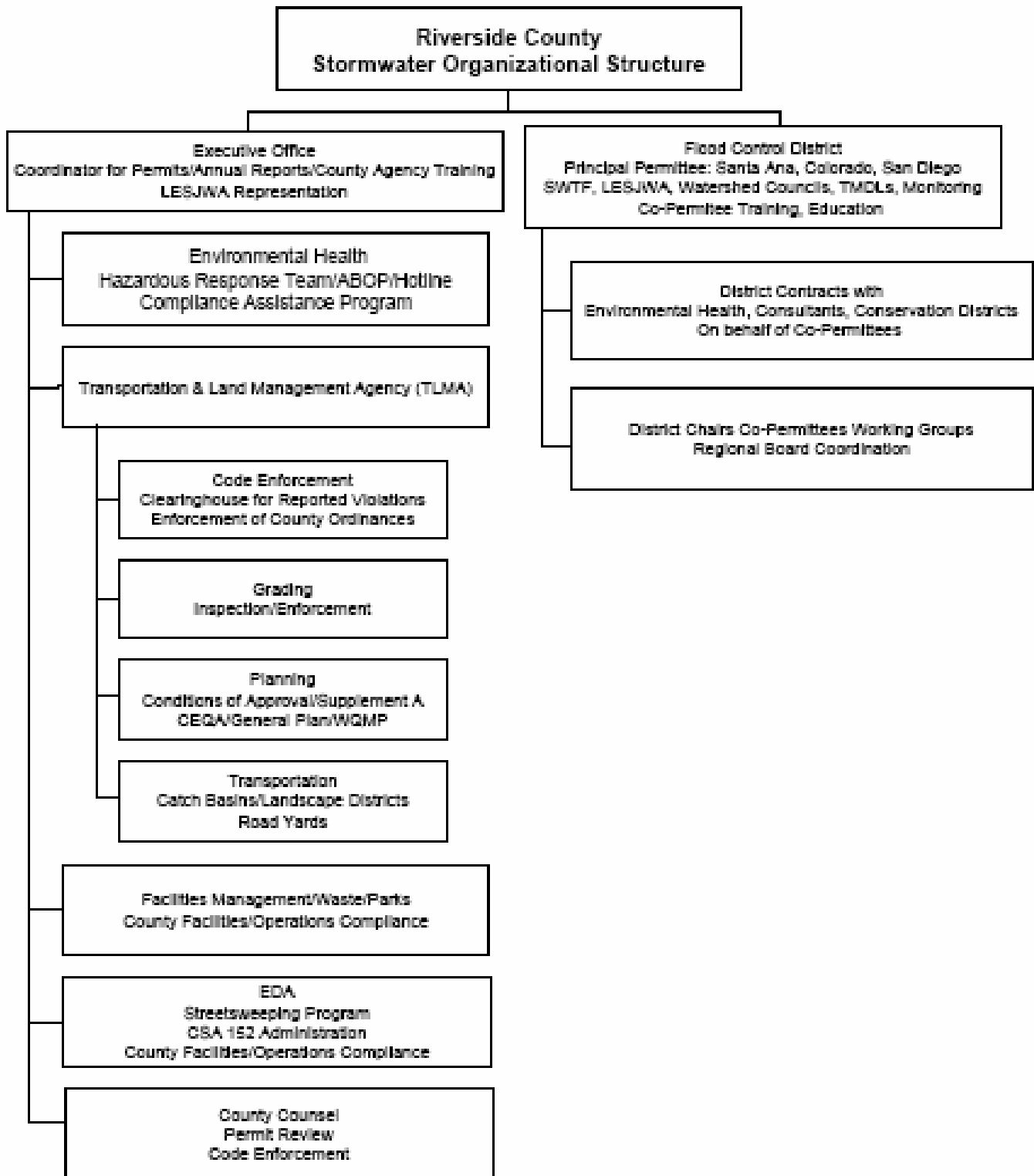


Table 3-1. SWMP Departmental Responsibilities

Program Element	Department	Responsibilities	Key Personnel
Program Management	Executive Office	Coordinate Permit Compliance, Assist with Program Implementation, reporting, etc.	Sr. Management Analyst
	Executive Office	Coordinate with Principal and other Permittees for development and implementation of countywide DAMP	Sr. Management Analyst
	Executive Office	Coordinate County Water Quality Committee for all departments	Sr. Management Analyst
	Executive Office, {TLMA: including Transportation, Planning, Building and Safety}, DEH, EDA, Facilities Mgmt., Parks, Waste Mgmt., Fleet Services, Fire, Sheriff	EO to coordinate & ensure implementation of the County Stormwater Management Plan by County Departments. Each department manages its own implementation activities under the direction of its department head.	Sr. Management Analyst & related Department Heads
Elimination of Illicit Connections & Illegal Discharges (Sec. J)	Transportation: Highway Operations	Routine MS4 maintenance activities, active search for illegal discharges/illicit connections, source tracking, complaint response, interagency communication, discharge elimination	Deputy Director
	DEH:HMMD & Fire	Hazardous Material Spill Response	Deputy Director & Battalion Chief
	DEH	Sanitary sewer spills (notification recipient only)	Deputy Director
	Building & Safety: Code Enforcement	Special Enforcement Taskforce/Illegal Dumping Enforcement (Proactive Field Reconnaissance)	Deputy Director
	Building & Safety: Code Enforcement	Central Clearing House for incoming Complaints, Investigation and Response, Referral to appropriate authority, Enforcement of Ord. 754.1	Deputy Director
Municipal Facilities & Activities (Sec. .1)	Transportation	MS4 Inspection and Maintenance activities of storm drains/catch basins	Deputy Director
	Transportation	Inventory of MS4 system	Department Head
	EDA & Transportation	Street sweeping Operations/Contracts	Deputy Director
	Executive Office, Facilities Mgt., Transportation, Parks	Inventory of Municipal Facilities	Sr. Mgmt. Analyst and Department Heads
	Transportation, Parks, Facilities Mgmt., EDA, Fleet Services, Sheriff, Fire, Waste Mgmt, DEH/HMMD	Implementation of best management practices specified within the departments Pollution Prevention Plans for Municipal Facilities, Operations and Activities.	Department Heads
	Executive Office, Transportation, EDA, Facilities Management	Develop and maintain an inventory of municipal construction projects	County CIP Team
	Transportation, EDA, Facilities Management	Public Agency construction projects to implement the County Water Quality Management Plan requirements for project specific WQMPs.	Department Heads

COUNTY OF RIVERSIDE SWMP

Program Element	Department	Responsibilities	Key Personnel
Development Planning (Sec. F)	Planning	Manages General Plan, reviews for water quality protection	Planning Director
	Planning	Manages environmental planning review (CEQA, initial study checklist, increased runoff, downstream erosion)	Planning Director
	Planning/Flood Control	Requires compliance with water quality requirements (WQMP Processing)	Department Heads
Private Construction (Sec. G)	Building & Safety: Grading Division	Grading Plan Review, Erosion/Sediment control measures, Grading Ordinance	Department Head
	Building & Safety: Grading Division	Construction site inspections and enforcement of Ord. 457.93	Department Head
Industrial & Commercial Sources (Sec. H.2)	Department of Environmental Health	Compliance Assistance Program for commercial/industrial facilities; conduct stormwater surveys during facility permit site inspections, maintains facility database; enforcement of Health & Safety Code Violations	Department Head
	Building & Safety: Code Enforcement (TBA)	Establish and maintain Commercial/Industrial Facility Database; conduct facility re-inspection program, enforcement of Stormwater Ordinance violations	Department Head
Residential Sources (Sec. H.3)	Building & Safety; Code Enforcement Division	Identify BMPs for Residential Activities	Deputy Director
	Executive Office & Code Enforcement	Provide Public Education to residents regarding minimum BMPs	Sr. Mgmt Analyst Deputy Director
Public Education & Outreach (Sec. E.3 and I)	Executive Office	Work with the Principal Permittee to develop and implement the Regional Educational Program	Sr. Mgmt. Analyst
	Flood Control	Prepare brochures, posters, and educational materials for the general public. Attends community outreach events	Public Info. Officer
	DEH/Waste Mgt.	Attend community outreach events, educate public, distribute educational materials	Deputy Director & Solid Waste Planning Manager
	Executive Office & (TLMA: Planning, Transportation, Building and Safety)	Placement of educational materials at local permit counters	Sr. Mgt Analyst & Reg. Office Mgr(s)
	Executive Office & (TLMA: Planning, Transportation, Building and Safety)	Web-site information related to Stormwater Permits	Sr. Mgt. Analyst
Monitoring	Flood Control	Implements the Consolidated Monitoring Plan for the Permittees	Senior Engineer
	Flood Control	Implements Dry-Weather Monitoring Program: Sampling element	Senior Engineer
	Code Enforcement and/or DEH:HMMMD	Implements Dry-Weather Monitoring Program: Source Tracking	Deputy Director(s)
	Code Enforcement and/or DEH:HMMMD	Initiate follow-up through IC/ID Program for problems identified through the water quality monitoring program	Deputy Director(s)

Program Element	Department	Responsibilities	Key Personnel
Program Reporting, Evaluation, and Revision	Executive Office & all departments	Preparation of Annual Reporting, Evaluation or programs	Sr. Mgmt. Analyst & other stormwater staff

3.3 FISCAL ANALYSIS

The County of Riverside makes capital expenditures and incurs operation and maintenance (O&M) costs to implement this SWMP and to meet the requirements of the Third-term MS4 Permit. Each year the County of Riverside reports its capital expenditures and O&M costs incurred during the preceding fiscal year and the budgeted capital expenditures and O&M costs planned for the next fiscal year in the Annual Report. The form presented in Figure 3-2 is used for reporting the fiscal information.

Figure 3-2. Fiscal Analysis of Capital Expenditures and O&M Costs

Program Element	Fiscal Year 200X-200Y		Fiscal Year 200Y-200Z	
	Capital Expenditures (\$k)	O&M Costs (\$k)	Capital Expenditures (\$k)	O&M Costs (\$k)
Program Management				
Annual Fee for MS4 NPDES Permit				
Implementation Agreement Shared Cost				
Elimination of Illicit Connections & Illegal Discharges				
Municipal Facilities and Activities				
Planning & Constructing Facilities				
MS4 Maintenance				
Development Planning				
Private Development Construction (Inspections)				
Industrial and Commercial Sources (Inspections)				
Public Education & Outreach				
Residential Sources				
Monitoring Program				
Program Reporting, Evaluation, and Revision				
Other				
Total				

This detailed fiscal analysis will be provided each year as part of the Individual Annual Report.

The County of Riverside relies on the following source (or sources) of funds to cover the capital expenditures and the O&M costs associated with implementation of this SWMP and to meet the requirements of the Third-term MS4 Permit.

Source of Funds	Percent of Total Program Funding		Restrictions on Use (if applicable)
	Capital Expenditures	O&M Costs	
Gas Tax, Local & Federal STP Funds		73%	Transportation and MS4 maintenance
County Service Area 152		4%	Street sweeping services only
General Fund/Other Revenues		3%	Permit fees, implementation agreements
Fees		20%	Stormwater Inspections/other permit activities

3.4 LEGAL AUTHORITY

A certification of the County of Riverside’s adequate legal authority to comply with 40 CFR 122.26(d)(2)(I)(A-F) and the Third-term MS4 Permit will be provided in Appendix A. The Urban Runoff management and discharge controls addressed by the County of Riverside ordinances may be summarized as follows:

- ◆ The disposal of pollutants onto public or private land is prohibited.
- ◆ Construction activities are required to comply with the local storm water ordinance, the applicable erosion and sediment control (grading) ordinance, and minimum Best Management Practices (BMPs).
- ◆ Priority Development Projects¹ are required to implement BMPs to reduce pollutants to the MEP and to maintain or reduce downstream erosion and protect stream habitat.
- ◆ Illicit connections to the MS4 are prohibited.
- ◆ Illegal Discharges to the MS4 are prohibited. Illegal discharges are discharges to the MS4 other than those permitted by the Regional Board and those non-stormwater discharges as identified in Section B.2 of the Third-term MS4 Permit and Section 4.1 of this SWMP.
- ◆ Stop work orders, non-monetary penalties, fines, financial security (bonds), and the denial or revocation of permits may be imposed for violation of permit conditions or ordinances.

Table 3-2 lists the ordinances that provide this legal authority. These ordinances can be viewed at the County of Riverside’s website at: <http://www.clerkoftheboard.co.riverside.ca.us/>

¹ As defined in Section F.2.b of the Third-term Santa Margarita Region MS4 Permit.

Table 3-2. Ordinances Providing Legal Authority

Ordinance No.	Ordinance Short Title	Provision(s) of Ordinance Addressing Enforcement
754.1	Stormwater/Urban Runoff Management Discharge Controls	Article III
457	Grading	Uniform Administrative Code 202.4, Riverside County Code 15.04
541	Accumulation of Rubbish	Referral to Ord. 725
427	Land Application of Manure	Health and Safety Code
615	Hazardous Waste	Title 22, Health & Safety Code Chapter 6.4
657	Collection, Transfer and Removal of Solid Waste	Health and Safety Code
413.28	Vehicle Parking	Traffic Code
520.6	Abandoned Vehicles	Traffic Code
657.6	Disposal of HHW (Improper)	Health & Safety Code 25189
657.6	Green waste disposal,	Section 4
651	Storage of Chemicals	Health and Safety Code
Penal Code 374.3	Accumulation of Trash	Health and Safety Code
725	Fee Recovery	

3.5 ENFORCEMENT

The County of Riverside mandates compliance with its urban runoff related ordinances through implementation of the Enforcement/Compliance Strategy described in Section 3.4.2 of the Riverside County DAMP. The County of Riverside has several departments with overlapping duties that provide enforcement for the many potential issues that could ultimately lead to urban runoff violations. Through inter-agency coordination, these departments are able to provide adequate follow-up and enforcement of the issues as described in Table 3-2. In addition, the County of Riverside works cooperatively with the District and the Cities of Temecula and Murrieta to assist with issues concerning inter-jurisdictional boundaries.

The County of Riverside provides training to the appropriate staffs: Building and Safety Code Enforcement, Transportation, Department of Environmental Health, and Fire. The staff with responsibility for enforcement receive training as described in Section 3.4.3 of the Riverside County DAMP. Training logs are maintained for purposes of annual reporting to the Regional Board.

As described in the Riverside County DAMP, the County of Riverside has the authority to issue administrative orders and injunctions. Appeal of enforcement actions taken under urban runoff related ordinances are made to the Board of Supervisors. The court system is used only in those circumstances where criminal prosecution is deemed necessary by the Office of County Counsel or the Environmental Crimes Task Force.

4.0 ELIMINATION OF ILLICIT CONNECTIONS AND ILLEGAL DISCHARGES

The Riverside County DAMP describes the discharge limitations and prohibitions applicable to the County of Riverside's MS4 (Section 4.1), procedures to be implemented when persistent exceedances of water quality standards are identified (Section 4.2), responding to and reporting illegal discharges (Section 4.4), enforcement measures for illegal discharges and illicit connections (Section 4.5), measures to control litter (Section 4.6), measures to manage sanitary wastes (Section 4.7), and programs to promote collection and proper disposal of hazardous waste (Section 4.8).

The County of Riverside intends to implement the IC/ID program in accordance with the functions and responsibilities of the various County departments that are involved with a variety of maintenance activities, permit authority, and/or regulatory oversight.

The County of Riverside has a number of programs that support actively seeking and eliminating illicit discharges and connections to the MS4:

- ✓ **Municipal Activities & MS4 System Maintenance** (DAMP Section 5.3) The Transportation Department's Highway Operations Division is an active participant in the IC/ID program. Employees in this Division receive annual training and are asked to identify any illicit connections or illegal discharges during their daily routine road inspections. Visual monitoring occurs year round as part of the normal routine maintenance activities assigned to this Division for roads in the Riverside County System. Staff has a reporting procedure in place and communicates with other departments in order to have the matter investigated, analyzed or enforced.
- ✓ **Proactive Field Investigation:** The Riverside County Building & Safety Department's Code Enforcement Division has recently developed a Special Enforcement Taskforce in order to better deal with environmental violations throughout the unincorporated areas of Riverside County. The two main areas of focus are water quality/stormwater violations and illegal dumping. These two issues are interrelated as illegal dumping can accumulate and potentially pollute rainwater run off into streambeds and our watersheds. These proactive field inspections are included within the Code Enforcement reporting structure. Code Enforcement is currently conducting surveillance and investigations of illegally dumped materials and coordinating with the local District Attorney's Environmental Crimes Taskforce for prosecution. In addition, the County of Riverside has developed the Riverside County Trash Taskforce consisting of stakeholders from both government agencies as well as community leaders in order to brainstorm and develop plans to better deal with illegal dumping.
- ✓ **Promotion of 1 – 800 Hotline** – The County assists with promoting the Cleanwater /Stormwater Hotline in order to facilitate a “one stop shop” for complaints. The efforts to promote the Hotline include the following: distribution of brochures, all “County” mail is stamped with the Hotline Information, website information regarding Stormwater Program and Hotline.

- ✓ **Complaint Response/Investigation procedures/Centralized Complaint Clearinghouse** – The County serves as the clearinghouse for all complaints received through the Stormwater Hotline. The Building and Safety Department, Code Enforcement Division, upon receiving the initial complaint will identify the type of complaint received determine the jurisdiction of complaint. The complaint is then either forwarded to the appropriate jurisdiction or investigated by the County (if within the unincorporated area). Complaints can be received by multiple departments (See Figure 3-1) at the County and these departments coordinate and communicate to determine which agency is best suited to respond
- ✓ **Construction Sources** – See SWMP Section 7 & DAMP Section 7 for details on the construction inspection program.
- ✓ **Commercial & Industrial sources** – See SWMP Section 8 & DAMP Section 8 for details on the commercial/industrial inspection program.
- ✓ **Residential Sources** – See SWMP Section 9 & DAMP Section 9 for details on residential sources.
- ✓ **Inter-departmental communication** – **Several** County Departments play a key role in assisting with the case intake, analysis, follow-up, investigation, prosecution, and enforcement. These include the Department of Environmental Health: Hazardous Materials Division and Environmental Services Division, Building and Safety Code Enforcement, District, Transportation, Fire, and the Office of County Counsel. Although no formal arrangements exist between departments for handling violations of the County’s stormwater ordinance, (exception regarding the DEH & Fire agreement to respond to hazardous waste spills) many County departments rely on each other’s support and expertise to receive complaints, evaluate, analyze, investigate and respond to a variety of complaints received by phone, email, or other means. The County continues to attempt to improve its performance in assisting the public and responding to environmental based complaints.
- ✓ **General Spill Procedures** – The Department of Environmental Health has the following procedures in place regarding spill procedures, notifications and special investigations:
 - ◆ Emergency Response and Special Investigations (Dept. Policy 802)
 - ◆ Health Hazard Notification Procedures for Sewage Discharges (Dept. Policy 751)
 - ◆ Illegal Discharge of Sewage and/or Wastewater Complaints (Dept. Policy 116)

Additionally, the County of Riverside implements an Illicit Discharge Monitoring Program as described in Section 11 of this SWMP.

An evaluation of the effectiveness of the Illicit Discharge Detection and Elimination component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number of illicit discharges, connections and spills reported and/or identified during the reporting period.

- ◆ Number of illicit discharges or connections investigated during the reporting period and the outcome of the investigations.
- ◆ Number and type of enforcement actions taken for illicit discharges or connections during the reporting period.
- ◆ Number of times the County's hotline was called during the reporting period, as compared to previous reporting period.
- ◆ Number and location of dry weather monitoring sites that were monitored during the reporting period.

These measurable goals will be considered in an overall assessment of the effectiveness of the Illicit Discharge Detection and Elimination component. The evaluation will include an assessment of the effectiveness of BMPs that have been implemented for municipal facilities and activities. In addition, major accomplishments of the Illicit Discharge Detection and Elimination component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

5.0 MUNICIPAL FACILITIES AND ACTIVITIES

5.1 PLANNING PUBLIC AGENCY FACILITIES

The County of Riverside has incorporated the development of a project-specific WQMP (or comparable model) into the process of planning, designing, and preparing construction plans and specifications for its public agency Priority Development Projects. The WQMP requirements are incorporated into all projects that meet the criteria for a Priority Development Project during the design phase of a project. The Project Managers are responsible for reviewing the WQMPs, and for ensuring structural source control measures and treatment controls are incorporated as required by the Third-term MS4 permit. Once the design phase of the project is completed, it is sent to the Construction Inspection Division for construction. The Construction Inspection Division ensures that Transportation Projects are built as specified and are in compliance with the requirements applicable to Priority Development Projects. In the practice of preparing bids/specifications, the County will incorporate the requirements applicable to its Priority Development Projects.

5.2 PUBLIC AGENCY CONSTRUCTION ACTIVITIES

Section 5.2 of the Riverside County DAMP describes how the County of Riverside ensures that its construction projects are in compliance with the latest version of the General Permit-Construction and the requirements of the Third-term MS4 Permit.

Most of the County's construction projects are performed on a contract basis. Contract language has been incorporated into all construction contracts that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and strict adherence to it. Subcontractors are also required to submit a Notice of Intent for coverage under the General Permit-Construction and Notice of Termination when construction activities are completed. Construction Inspectors ensure compliance with the County's storm water ordinances as part of their daily inspections duties. Additionally, a program specific inspection is conducted and documented during construction activities.

5.3 OPERATION AND MAINTENANCE OF PUBLIC AGENCY FACILITIES

Section 5.3 of the Riverside County DAMP describes the program for operation, maintenance, and inspection of County facilities. An inventory of the County of Riverside's municipal facilities is provided in Appendix B. The municipal activities conducted by the County of Riverside include:

- ◆ Street sweeping,
- ◆ Catch basin cleaning,
- ◆ Maintenance of MS4 facilities,
- ◆ Landscape maintenance,
- ◆ Operation of corporation yards (vehicle and equipment maintenance, storage, etc.)
- ◆ Operation of waste transfer stations, and

- ◆ Catch basin insert/filter maintenance.

Schedules for these maintenance activities are provided in Appendix C.

5.4 FIRE BMPs

Section 5.3 of the Riverside County DAMP describes the measures implemented by the County of Riverside to reduce pollutants entering the MS4 from non-emergency fire fighting flows such as fire training activities and fire hydrant/sprinkler testing or flushing.

5.5 TRAINING FOR MUNICIPAL MAINTENANCE EMPLOYEES

Training of the County's staff responsible for implementing the municipal maintenance programs is described in Section 5.5 of the Riverside County DAMP. Generally, staff is trained each spring and fall.

5.6 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Municipal component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number of inspections conducted at existing facilities.
- ◆ Number and type of enforcement actions related to construction sites.
- ◆ Number of catch basins and inlets that were inspected and the number that were cleaned.
- ◆ Amount and type of debris removed from catch basins, streets and open channels, including an identification of problem areas that generate the most pollutants.
- ◆ Description and number of training efforts conducted during the reporting period for municipal facility operators and/or inspectors, including number trained.

These measurable goals will be considered in an overall assessment of the effectiveness of the Municipal component. The evaluation will include an assessment of the effectiveness of BMPs that have been implemented for municipal facilities and activities. In addition, major accomplishments of the Municipal component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

6.0 DEVELOPMENT PLANNING

6.1 INTRODUCTION

Section 6.0 of the Riverside County DAMP describes the development project approval process implemented by the County to ensure that urban runoff from new development and redevelopment is reduced to the MEP, post-development runoff volumes and velocities will be controlled, and that water quality objectives will not be violated by new development and redevelopment projects.

6.2 GENERAL PLAN

6.2.1 General Plan Review and Amendment

Watershed protection principles and objectives for managing Urban Runoff for land development are reflected in the appropriate policies, goals, and objectives of the Riverside County General Plan. The County significantly revised its General Plan during the development of the Riverside County Integrated Plan (RCIP), which was adopted by the County Board of Supervisors on October 7, 2003. The RCIP is composed of four integrated elements; a new General Plan, four new transportation corridors under the Community and Environmental Transportation Acceptability Process (CETAP), a Multi-Species Habitat Conservation Plan (MSHCP), and a Special Area Management Plan (SAMP). These plans combined provide significant guidance to the County in the areas of environmental protection, water quality, water resources and the protection of natural drainage courses.

The essence of the RCIP is the integration of land use, transportation and conservation planning into a streamlined process. The RCIP took over four years to complete and was a stakeholder driven process that included builders, property owners, farmers, environmentalists and government officials. The focus of the RCIP is to streamline the environmental approach by addressing the environment as any other part of critical infrastructure. The RCIP includes:

- ◆ General Plan – updated for the Unincorporated portion of the County, which includes land use, transportation, circulation, housing, open space, conservation and other mandatory elements. The General Plan has incorporated numerous policies concerning: water resources, water supply, water conservation, watershed management, water quality, groundwater recharge, floodplain and riparian are management, wetlands, erosion, and habitat preservation.
- ◆ A Multi-Species Habitat Conservation Plan (MSHCP) that forms the nucleus of an open space plan for the western part of the County. The goal of the Plan is to create a reserve system of 500,000 acres and provide habitat for approximately 146 species. Approximately 54,000 acres remain to be acquired within the Santa Margarita Watershed.
- ◆ The Community and Environmental Transportation Acceptability Process (CETAP), which identifies four future transportation corridors in the western part of the County. The goal of this plan is to ensure adequate transportation infrastructure with minimal environmental impacts.
- ◆ The SAMP provides a planning level analysis of the locations of aquatic resources and their regulatory status (under Section 404) in the Santa Margarita and San Jacinto Watershed Regions of Riverside County. The SAMP will be used for the large area assessment of impacts to aquatic resources in the watershed. Specifically, it provides information necessary to identify and

characterize regulated waters of the United States (WoUS) including wetlands, in the context of Section 404 permit review. In addition, the planning level delineation of aquatic resources provides a comprehensive mapping of aquatic resources regulated under California Department of Fish and Game's Section 1600 program. The SAMP will allow the County and aquatic resource regulators to develop a region wide agreement to ensure both the protection of critical aquatic resources and the construction of necessary public works infrastructure.

The County of Riverside has reviewed the RCIP, (General Plan, MSHCP, CETAP and SAMP) to ensure that the following principles and policies are properly considered:

- a) Minimize the amount of impervious surfaces and directly connected impervious surfaces areas of development and, where feasible, slow runoff and maximize on-site infiltration of runoff.
- b) Implement pollution prevention methods supplemented by source control and treatment control BMPs. Use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants offsite and into an MS4.
- c) Preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. Encourage land acquisition of such areas.
- d) Limited disturbance of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.
- e) Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. Require incorporation of appropriate BMPs to mitigate the projected increases in pollutant loads and flows.
- f) Avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.
- g) Reduce pollutants associated with vehicles and increasing traffic resulting from development.
- h) Post-development runoff from a site shall not contain pollutant loads that cause or contribute to an exceedance of receiving water quality objectives and which have not been reduced to the MEP.

When the County amends elements of its General Plan, the draft General Plan amendments are provided to the Regional Board for comment.

6.3 CEQA ENVIRONMENTAL REVIEW PROCESS

The County of Riverside has reviewed its CEQA processes to ensure that Urban Runoff issues are properly considered and addressed. The County has reviewed its Initial Study Checklist, which is provided in Appendix F, and finds that Sections 6, 18, and 23 address the questions and issues that the Third-term MS4 Permit requires to be considered during the CEQA process. The questions to be considered are:

- a) Could the proposed project result in increased impervious surfaces and associated increased runoff? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen demanding substances, and trash).

- b) Could the proposed project result in significant alteration of receiving water quality during or following construction?
- c) Could the proposed project result in increased impervious surfaces and associated increased runoff?
- d) Could the proposed project create significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?
- e) Could the proposed project result in increased erosion downstream?
- f) Is the project tributary to an already impaired water body, as listed on the Clean Water Act (CWA) section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?
- g) Is the project tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?
- h) Could the proposed project have a potentially significant environmental impact on surface water quality of marine, fresh, or wetland waters?
- i) Could the proposed project have a potentially significant adverse impact on groundwater quality?
- j) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
- k) Can the project impact aquatic, wetland, or riparian habitat?

These Urban Runoff pollution issues are considered in the Initial Study process (project application form and checklist) and in the preparation and reviews of environmental documents as discussed in the subsections that follow. These questions/guidance are provided to:

- ◆ Environmental planning staff for use in preparing and reviewing CEQA documents for internal city/county projects and when reviewing CEQA documents prepared by the private sector
- ◆ Consultants and other members of the private sector for use in preparing CEQA documents
- ◆ Project applicants during the CEQA preliminary review process
- ◆ Participants attending training related to the requirements of the Third-term MS4 Permit, the DAMP, or the WQMP.

Project Application Form

The County of Riverside utilizes the project application forms contained in Appendix D in the environmental review and approval process.

Initial Study Checklist

The County of Riverside utilizes the Initial Study Checklist contained in Appendix E.

6.4 DEVELOPMENT PROJECT REVIEW, APPROVAL, AND PERMITTING

For all Priority Development Projects that do not have Conditions of Approval or Tentative Tract, Subdivision, or Parcel map approval by July 13, 2005, the project applicant is required to prepare a project-specific WQMP that is in conformance with the Riverside County Water Quality Management

Plan for Urban Runoff, which is Appendix O of the Riverside County DAMP. The County of Riverside began requiring the submittal of project-specific WQMPs in January 2005 within the Santa Margarita Watershed in advance of the Third-term MS4 Permit requirement. The primary objective of the WQMP, through application of Site Design, Source Control, and Treatment Control BMPs on a project-specific basis, is to ensure that the land use approval and permitting process will minimize the impact of Urban Runoff. The ordinance that provides the County of Riverside the authority to implement and enforce the WQMP is discussed in Section 3.4 of this SWMP. The policies and procedures for project review, approval, permitting, and permit close-out are described in Section 6.4 of the Riverside County DAMP.

Land Development Process Overview

The County of Riverside Planning Department coordinates the land use case processing within the County. This includes compliance with CEQA procedures, general plan conformity and ordinance consistency. The Department works closely with many other departments to ensure proper review of these issues. The District provides land development review services to the County of Riverside with regard to flood control and water quality issues in unincorporated County of Riverside. Together, these departments require Priority Development projects to comply with WQMP requirements. The Flood Control District staff review preliminary project-specific WQMPs, issue standard conditions of approval and review final project-specific WQMPs for priority development category projects in unincorporated Riverside County as described in the Third-term MS4 Permit (section F.2.b.(1)) (and in Santa Ana RWQCB permit section VIII.B.1). Other development projects are required to incorporate site design, source control, and/or treatment control BMPs through similar conditions of approval or permit conditions. This section describes the process for incorporating post-construction BMPs into the development project review, approval, and permitting process. This section also describes the modifications to District conditions of approval and plan check processes to assure consistency with the requirements of the Third-term SMR (and SAR) MS4 permits.

Identifying Development Projects Requiring a Project-Specific WQMP

The County of Riverside Planning Department has revised their project application forms to include a checklist that allows a project applicant to self-certify the need for a project-specific WQMP. The project applicant must submit the checklist for project submittal to the County of Riverside. During case submittal, the Planning Department will review the checklist to determine if the project should submit the project-specific WQMP. If it is required, the Planner verifies whether one has been submitted. The Planning Department then forwards all preliminary project-specific WQMPs to the District for review and approval. The District provides a preliminary review of all projects submitted and verifies the project applicant's self-certification for WQMP. If the project applicant incorrectly certified that the project did not need a WQMP, District staff notifies the project applicant and place the project on hold until the project-specific WQMP is submitted.

Figure 6-1. Checklist – Projects Requiring Project-Specific WQMPs

Checklist for Identifying Projects Requiring a Project-Specific SUSMP within the Santa Margarita Region

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]		
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.		
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.		
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes ¹ : 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.		
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].		
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.		
Environmentally Sensitive Areas (ESAs)². All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.		
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.		
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.		

1 Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

2 Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multi-Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

Any question answered "YES" —> Project requires a project-specific WQMP.

All questions are answered "NO" —> Project requires incorporation of Site Design BMPs and Source Control BMPs imposed through Conditions of Approval or permit conditions.

Conditions of Approval

The County of Riverside in conjunction with the District has reviewed its standard conditions of approval as needed to ensure that the standard conditions are not in conflict with any provisions of the Third-term MS4 permits, the DAMP, the General Permit-Construction, the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity, the General Permit-Industrial, and adopted Total Maximum Daily Load allocations within their jurisdiction.

The following standard conditions of approval will be utilized to minimize the short-term and long-term impacts of Urban Runoff on Receiving Water quality from Priority Development Projects and Other Development projects.

- ◆ Submit Final WQMP - In compliance with Third-term SMR and SAR MS4 Permits, and beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for 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: <http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

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.

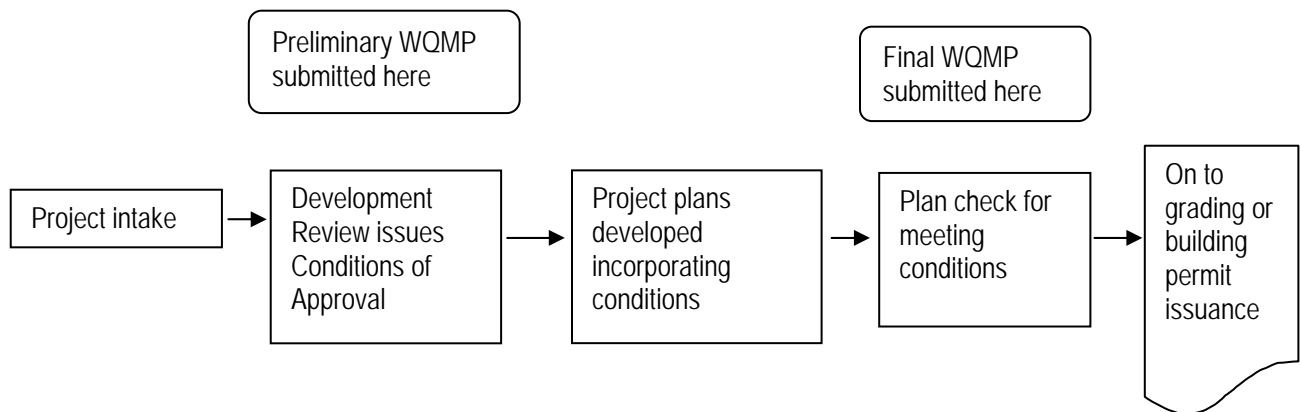
The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if CWA Section 401 certification is necessary for the project, the Regional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

- ◆ Establish Maintenance Entity - 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.
- ◆ Submit Final WQMP - A copy of the project specific WQMP shall be submitted to the District prior to recordation for review and approval.
- ◆ Submit Plans - A copy of the improvement plans, grading plans, final map, environmental constraint sheet, WQMP-related improvement plans (treatment control BMPs), and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review prior to recordation. 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.

- ◆ Submit Final WQMP - A copy of the project specific WQMP shall be submitted to the District for review and approval prior to grading.
- ◆ Submit Plans - A copy of the improvement plans, grading plans, WQMP-related improvement plans (treatment control BMPs), 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.
- ◆ Submit Final WQMP - A copy of the project specific WQMP shall be submitted to the District for review and approval prior to building.
- ◆ Submit Plans - A copy of the improvement plans, grading plans, WQMP-related improvement plans (treatment control BMPs), and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review prior to building. 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.
- ◆ Implement WQMP - All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications prior to Building final inspection. 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.

Review and Approval of Project-Specific WQMPs

The County requires project-specific WQMPs to be submitted as “preliminary” during the discretionary or land use entitlement phase depending upon the level of detail known about the overall project design at the time project approval is sought. However, prior to issuance of grading or building permits by the County, the project applicant must submit the final project-specific WQMP for review and approval. The District uses the WQMP Review Checklist (Appendix P of the Riverside County DAMP) to facilitate thorough and consistent reviews of project-specific WQMPs. A typical review and approval process flow chart is shown below.



Prior to issuing conditions of approval for projects requiring a preliminary project-specific WQMP, the District will review the preliminary project-specific WQMP to ensure:

- ◆ The proposed project and land uses are accurately described
- ◆ That pollutants and hydrologic conditions of concern are properly identified
- ◆ That appropriate post-construction BMPs to mitigate pollutants and hydrologic conditions of concern are proposed
- ◆ That appropriate maintenance and funding mechanisms are preliminarily identified.

Other Development Projects

The County of Riverside and the District require Other Development Projects (those projects that are not Priority Development Projects as defined in the Third-term SMR Permit to incorporate site design BMPs and source control BMPs, as applicable and feasible, into project plans through conditions of approval or building/grading permit conditions to ensure that the discharge of pollutants from the development will be reduced to the MEP. For Other Development Projects that directly discharge Urban Runoff to Receiving Waters listed as impaired on the 303(d) List, treatment control BMPs on a project-specific and/or sub-regional or regional basis may be required. Brief descriptions of site design BMPs, source control BMPs, and treatment control BMPs are provided in the Riverside County Water Quality Management Plan for Urban Runoff, which is Appendix O to the Riverside County DAMP.

Plan Check: Issuance of Grading or Building Permits

The Building and Safety Department will issue conditions of approval, review, or approve grading or building plans for construction-phase related impacts. Standard notes that are required to be added to grading plans disturbing one acre or more are discussed in Section 7.1.

Permit Closeout, Certificates of Use, and Certificates of Occupancy

The Building and Safety Department handles all the permit closeout procedures, certificates of use and certificates of occupancy.

6.5 TRAINING

The educational program for developers and contractors and training of municipal staff is described in Section 6.5 of the Riverside County DAMP.

6.6 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Development Planning component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number of developments conditioned to meet WQMP requirements.
- ◆ Amount of training conducted during the reporting period, including number of staff trained.

These measurable goals will be considered in an overall assessment of the effectiveness of the Development Planning component. In addition, major accomplishments of the Development Planning component changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

7.0 PRIVATE DEVELOPMENT CONSTRUCTION ACTIVITY

The Riverside County DAMP describes pollution prevention measures and construction site BMPs (Section 7.1), development of a construction site inventory/database (Section 7.2), procedures for construction site inspections (Section 7.3) and enforcement (Section 7.4), notification of the Regional Board (Section 7.5), annual reporting requirements (Section 7.6), training of municipal staff (Section 7.7) and education/outreach regarding construction activities (Section 7.7).

7.1 DESCRIPTION OF POLLUTION PREVENTION METHODS

In order to comply with this component of the Order, the following pollution prevention notes are required to be added to grading plans disturbing one acre or more:

- ◆ Erosion control BMPs shall be implemented and maintained to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on construction sites.
- ◆ Sediment control BMPs shall be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.
- ◆ Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- ◆ Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- ◆ Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or the local storm drain system.
- ◆ All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- ◆ At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- ◆ Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction, or the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.

- ◆ Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited.
- ◆ Construction sites shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization as feasible.
- ◆ BMPs shall be maintained at all times and shall be inspected prior to predicted storm events and following storm events.

These notes are considered an obligation of the approved grading plan and, as such, implementation of and adherence to all provisions will be required. The actions required by these pollution prevention notes on the grading plans are required to be implemented on a year-round basis. For construction sites disturbing one acre or more, the permit applicant will be required to provide a copy of the Notice of Intent (NOI) to comply with the General Permit for Stormwater Discharges Associated with Construction Activity and notification of issuance of the Waste Discharger Identification (WDID) Number prior to issuance of a grading permit.

Additionally, permit applicants will be advised that grading during the wet season should be limited and scheduled to coincide with seasonal dry weather periods to the extent feasible. Further, additional construction phase BMPs will be required of sites that are:

- ◆ Tributary to CWA Section 303 (d) water bodies impaired for sediment; or
- ◆ Within, adjacent to, or discharging directly to receiving waters within Environmental Sensitive Areas (ESAs).

7.2 CONSTRUCTION SITE INVENTORY

An inventory of construction sites within/under the jurisdiction of the County of Riverside is provided in Appendix F. This inventory of construction sites is updated annually prior to the rainy season.

7.3 CONSTRUCTION SITE INSPECTION

When conducting inspections of construction sites the County of Riverside staff utilize the inspection form provided in Appendix G.

To ensure implementation of BMPs on all construction sites, inspectors trained in the requirements of the Third-term MS4 Permit, the General Permit for Stormwater Discharges Associated with Construction Activity, and the County of Riverside Stormwater/Urban Runoff Management Discharge Controls Ordinance will conduct site inspections to document the installation, implementation, and maintenance of erosion and sediment control BMPs. Field inspections will be conducted throughout the rainy season beginning in September and continuing throughout the month of May to ensure the implementation of BMPs at all construction sites. Field inspections will be tracked using the construction site inventory/database and will be conducted based on the inspection frequencies shown in Table 7-1.

Table 7-1. Construction Site Inspection Frequencies

Site Inspection Priority Category	Inspection Priority Classification Criterion	Inspection Frequency
High	Sites 50 acres or more with grading during the wet season. Sites 5 acres or more and (1) tributary to a CWA Section 303(d) water body impaired for sediment, or (2) within or directly adjacent, or (3) discharging directly to a receiving water within an ESA. Other site determined by the County of Riverside or the Regional Board as a significant threat to water quality.	Every two weeks
Medium	Sites disturbing 1 acre or more.	At least three times during the rainy season
Low	All other sites inspected for County Ordinance requirements only.	As needed

Construction site inspections will be conducted throughout the rainy season to document compliance with the applicable grading permit (or permits) and the County of Riverside Stormwater/Urban Runoff Management Discharge Controls Ordinance. Inspectors observe site BMP installation and maintenance, describe their findings, and document outstanding issues using a standard Compliance Verification Sheet (See Appendix G). The progressive steps of enforcement actions are shown in the following matrix:

Field Action Taken	Enforcement Steps
If a 50% or less compliance rate is observed on a construction site during a <i>verification</i> ...	A copy of Compliance Verification Sheet and cover letter will be mailed to the developer.
Should a subsequent 50% or less compliance rate be observed during the next <i>verification</i> on the same site...	A Notice of Intent To Issue Stop Work and copy of Verification will be mailed to the developer. The developer is given ten working days to correct and request a <i>re-verification</i> .
If the subsequent <i>re-verification</i> observes a 50% or less compliance rate on that same site...	A Stop Work Order is issued the developer. All inspections are stopped until a site <i>follow-up re-verified</i> is conducted and found acceptable.
If at the time of the <i>follow-up re-verification</i> a 50% or better compliance rate is observed...	Grading and building inspections will be resumed. The stormwater compliance field verifications resume.
If at the time of the <i>follow-up re-verification</i> a 50% or less compliance rate is observed...	Revocation of the grading permit will be considered.

The private sector development community is encouraged and reminded to seek stormwater pollution prevention training during the field inspections conducted by staff. Training presentations sponsored by the County of Riverside or other organizations (e.g., Building Industry Association, American Society of Civil Engineers, International Erosion Control Association) have and will continue to be called to the attention of the private sector development community in mailings with stormwater inspections results. Stormwater educational material obtained from the District in the form of pamphlets, posters, or flyers are distributed to developers and construction contractors during field inspections.

7.4 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Construction component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number and type of enforcement actions related to construction sites.
- ◆ Description and number of training efforts conducted during the reporting period, including number and category of persons (staff inspectors, contractors, construction site operators) trained.

These measurable goals will be considered in an overall assessment of the effectiveness of the Construction component. In addition, major accomplishments of the Construction component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

8.0 INDUSTRIAL AND COMMERCIAL SOURCES

The Riverside County DAMP describes development of an industrial and commercial facility inventory/database (Section 8.1), prioritization of facilities and inspection frequency (Section 8.3), procedures for facility inspections (Section 8.4), enforcement (Section 8.5), notification of the Regional Board (Section 8.6), reporting requirements (Section 8.7), and training of municipal staff (Section 8.8).

8.1 INDUSTRIAL/COMMERCIAL FACILITY DATABASE

The County of Riverside has developed and maintains an inventory/database of industrial and commercial facilities within the unincorporated County. This inventory/database is provided in Appendix H. Maintenance of the facility inventory/database includes regularly updating the inventory/database for information obtained during facility inspections or other sources.

8.2 SMR MINIMUM BMPs FOR INDUSTRIAL/COMMERCIAL FACILITIES

The County of Riverside has designated a set of minimum BMPs for the industrial and commercial facilities within their jurisdiction to reduce the discharge of pollutants to the MEP. The minimum BMPs, all of which are pollution prevention BMPs, are:

- ◆ Good Housekeeping
- ◆ Proper Materials Handling and Storage
- ◆ Proper Waste Handling
- ◆ Preventive Maintenance
- ◆ Spill Prevention and Response Procedures (where applicable)
- ◆ Facility Personnel Training

Through the process of conducting inspections of industrial and commercial facilities, the inspectors have made the facilities aware of these minimum BMPs, additional BMPs when appropriate, and the County of Riverside Stormwater/Urban Runoff Management Discharge Controls Ordinance (Ordinance No. 754.1).

Where implementation of the minimum BMPs and the additional BMPs are identified as being insufficient to achieve compliance with the Third-term Santa Margarita MS4 Permit, the County of Riverside requires the implementation of additional site-specific BMPs. As implementation of this SWMP progresses, the need for additional BMPs to specifically address the pollutants causing or contributing to an impairment of Receiving Waters that are included in the CWA 303(d) List or ESAs will be assessed. This assessment will be conducted as part of the overall program effectiveness evaluation.

8.3 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Industrial and Commercial Sources component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number of inspections conducted
- ◆ Number and type of enforcement actions taken

These measurable goals will be considered in an overall assessment of the effectiveness of the Industrial and Commercial Sources component. In addition, major accomplishments of the Industrial and Commercial Sources component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

9.0 RESIDENTIAL SOURCES

9.1 HIGH PRIORITY RESIDENTIAL ACTIVITIES

The County of Riverside has considered the following activities that might be considered high priority residential activities that could contribute a significant pollutant load to the MS4 during dry weather:

- ◆ Automobile repair and maintenance
- ◆ Automobile washing
- ◆ Automobile parking
- ◆ Home and garden care activities and product use (pesticides, herbicides, and fertilizers)
- ◆ Disposal of household hazardous waste
- ◆ Disposal of pet waste
- ◆ Disposal of green waste
- ◆ Horse stables and other animal keeping

To date the County of Riverside has not had significant problems associated with these activities. The County of Riverside will continue to evaluate the wet weather and dry weather monitoring activities to determine if these assumptions need to be modified in the future based on additional information.

9.2 MINIMUM BMPs FOR RESIDENTIAL ACTIVITIES

The County has designated a set of minimum BMPs for residential activities within their jurisdiction to reduce the discharge of pollutants to the MEP. The minimum BMPs, all of which are pollution prevention BMPs, are:

- ◆ Proper maintenance of irrigation systems
- ◆ Proper pool maintenance
- ◆ Pick-up and proper disposal of pet waste
- ◆ Proper use and disposal of home and garden products
- ◆ Proper disposal of green waste
- ◆ Proper disposal of household hazardous waste
- ◆ Proper automobile and home maintenance

Through public education and outreach the County has notified the residents of the minimum BMPs and additional BMPs (when appropriate) and of its stormwater/urban runoff ordinance.

As implementation of this SWMP progresses, the need for additional BMPs to specifically address the pollutants causing or contributing to an impairment of Receiving Waters that are included in the 303(d) List or ESAs will be assessed. This assessment will be conducted as part of the overall program effectiveness evaluation.

9.3 ENFORCEMENT

Enforcement of the County's storm water ordinance (including the prohibition of non-exempt non-stormwater discharges) is described in Section 3.4 of the Riverside County DAMP

9.4 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Residential Sources component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include:

- ◆ Number and type of enforcement actions taken.
- ◆ Number and type of internal and external education and outreach activities.

These measurable goals will be considered in an overall assessment of the effectiveness of the Residential Sources component. In addition, major accomplishments of the Residential Sources component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

10.0 PUBLIC EDUCATION AND OUTREACH

The County of Riverside implements the public education and outreach program described in the Riverside County DAMP, which addresses the requirements of the Third-term MS4 Permit (Section 10.2), the objectives of the public education and outreach program (Section 10.3), implementation of the program (Section 10.4), and the specific components of the program, including public participation (Section 10.5).

The County of Riverside also conducts the following public education and outreach activities:

- ◆ Informational brochures regarding stormwater have been placed on all Transportation and Land Management Agency's (TLMA) public counters. Stormwater information is available to engineers/developers that visit TLMA's offices. Additionally, the Transportation Department's website has also been updated to include stormwater information to site visitors.
- ◆ County's website has Stormwater information at : www.co.riverside.ca.us
- ◆ County inspectors who conduct inspections for the Commercial, Industrial and Construction programs provide public education on the job site through verbal explanations, brochures, letters, or information related to training.
- ◆ County departments typically attend a variety of environmental education and outreach events throughout the watershed: Santa Margarita Watershed Cleanup, Temecula Wine and Balloon Festival, Earth Day at the Promenade. The County Stormwater Program also conducts school presentations, County Waste Management provides environmental education to school gardens and the general population, and the Dept of Environmental Health attends a number of events to promote the proper disposal of household hazardous waste, sharps, motor oil and tires.
- ◆ County of Riverside: Recycling Educational Programs - The Waste Management Department offers a variety of educational information for solid waste, inert waste, special wastes, tires
- ◆ County Sponsored Collections Programs - The County has programs to collect the following materials: household hazardous waste, ABOP, sharps, computers, tires and used motor oil
- ◆ "Cleanest County in the West" – Educational Program sponsored by Western Riverside Council of Governments (targeted to school age children) Focused towards litter and recycling education, community cleanups, radio, television and newspaper ads.

An evaluation of the effectiveness of the Public Education and Outreach component of the SWMP will be included in the Annual Report. The measurable goals addressed in this evaluation will include the number of:

- ◆ Permittee employees trained
- ◆ Construction outreach events conducted;
- ◆ Industrial/Commercial outreach events conducted;
- ◆ Media impressions;
- ◆ Classroom presentations;
- ◆ Public education events conducted.

These measurable goals will be considered in an overall assessment of the effectiveness of the Public Education and Outreach component. In addition, major accomplishments of the Public Education and Outreach component and changes to be implemented in the subsequent year to improve the effectiveness of the program will be included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

11.0 MONITORING PROGRAM

The Consolidated Program for Water Quality Monitoring is described in Section 11 of the Riverside County DAMP.

Additionally, the County of Riverside implements an Illicit Discharge Monitoring Program for its own MS4. The following stations have been identified as illicit discharge (dry weather) monitoring stations:

- ◆ Clinton Keith Road at Murrieta Creek (outfall at the bridge) -
- ◆ Murrieta Hot Springs Road at Tualota Creek
- ◆ Pechanga Creek at Pala Road
- ◆ Van Gaale Lane, 210 feet north of Pomerol Street (Thomas Brothers Guide, p. 929, Grid C-1 and C-2.)

These stations are monitored (inspected) at least twice a year between May 1st and September 30th. For each of these stations, the County of Riverside records the following information:

- ◆ Time (days) since last rain event
- ◆ Total rainfall (inches) for last rain event
- ◆ Physical description of station/conveyance (e.g., 24-inch RCP)
- ◆ Predominant land uses of station's drainage area
- ◆ Estimation of flow, if any:
- ◆ Observations (odor, color, deposits, staining, etching, stressed vegetation, etc.)

The County of Riverside will utilize the field reporting form developed as part of the Consolidated Program for Water Quality Monitoring (Section 12 of the Riverside County DAMP).

If flow or accumulated water is observed and more than 72 hours have past since the last rain event, field screening analysis is conducted for specific conductance, turbidity, pH, temperature, and dissolved oxygen. Additionally, if the field screening analysis indicates the potential for an illicit connection or illegal discharge and there is adequate flow or accumulated water, samples will be collected² and submitted to a water quality analytical laboratory. The samples will be analyzed for the following constituents: total hardness, oil & grease, ammonia nitrogen, nitrate nitrogen, total phosphorus, total and dissolved copper, surfactants (MBAs), diazinon, chlorpyrifos, dissolved lead, E. coli, total coliform, and fecal coliform.

Analytical results (either laboratory or field screening) that exceed the numeric criteria developed as part of the Consolidated Program for Water Quality Monitoring (Section 12 of the Riverside County DAMP)

² Samples will only be collected if there is adequate flow or accumulated water to allow for proper field quality assurance and quality control for sample collection. For example, due to sample preservation requirements, a separate sample must be collected for analysis of Oil & Grease and the sample must be collected without compromising the amount of preservative in the sample bottle.

will trigger further investigation and inspection with the objective of eliminating the illicit connection or illegal discharge.

The County summarizes the results of its Illicit Discharge Monitoring Program for each Annual Report submitted to the Regional Board.

12.0 PROGRAM REPORTING, EVALUATION, AND REVISION

Riverside County implements the reporting (Section 12.1), program evaluation (Section 12.2), and program revision elements described in the Riverside County DAMP.

APPENDIX A

Certification of Legal Authority (*Pending*)

APPENDIX B

**County of Riverside – Santa Margarita Region
Inventory of Municipal Facilities**

Name	Address/Location	Description
Municipal Buildings, Courts, Police, Fire and Parking lots		
Assessor/Clerk-Recorder	41002 County Center Drive, Suite 230, Temecula	Office Building
Board of Supervisors	41002 County Center Drive, Suite 205, Temecula	Office Building
Community Health Agency-Environmental Health	38740 Sky Canyon Drive, Suite A, Murrieta	Office Building
Community Health Agency-Environmental Health	39493 Los Alamos, Murrieta	Office Building
Community Health Agency-Public Health	41002 County Center Drive, Bldg. B, Temecula	Office Building
County Counsel	30755-D Auld Road, Murrieta	Office Building
County Library	41000 County Center Drive, Temecula	Library
Courts-Traffic, Civil, Family Law	41002 County Center Drive, Bldg. C, Temecula	Court Building
CSA-143	37552 Winchester, Murrieta	Office Building
District Attorney	30755-D Auld Road, Murrieta	Office Building
DPSS Court Services	30755-D Auld Road, Murrieta	Office Building
Economic Development Agency	27447 Enterprise Circle West, Temecula	Office Building
Facilities Management	30755-B Auld Road, Murrieta	Offices
Fire Department-Anza	56560 Highway 371, Anza	Fire Station
Fire Department-Bear Creek	38900 Clinton Keith Road, Murrieta	Fire Station
Fire Department-Cottonwood	44222 Sage Road, Aguanga	Fire Station
Fire Department-French Valley	37500 Sky Canyon Drive, Murrieta	Fire Station
Fire Department-Lake Riverside	41610 Lakeshore Boulevard, Aguanga	Fire Station
Fire Department-Parkview	30650 Pauba Road, Temecula	Fire Station
Fire Department-Rancho California	27415 Enterprise Circle West, Temecula	Fire Station
Fire Department-Sage	35655 Sage Road, Hemet	Fire Station
Fire Department-Temecula	28330 Mercedes Street, Temecula	Fire Station
Fire Department-Wolf Creek	32364 Overland Trail, Temecula	Fire Station
Juvenile Hall	30755-C Auld Road, Murrieta	Detention Facility
Mental Health	41002 County Center Drive, Suite 320 & 331, Temecula	Offices
Probation Department	30755-D Auld Road, Suite L257, Murrieta	Office
Public Defender	307750D Auld Road, Murrieta	Offices
Public Social Services / Veterans' Services	43264 Business Park Drive, Suite B1, Temecula	Offices
Public Social Services-Child Protective Services	27464 Commerce Center Drive, Suite E, Temecula	Offices
Sheriff's Court Services	30755-D Auld Road, Murrieta	Court Facilities
Sheriff's Station	30755-A Auld Road, Murrieta	Sheriff's offices
Southwest County Detention Center	30755-B Auld Road, Murrieta	Detention/Jail Facility
Superior Court	30755-D Auld Road, Suite 1226, Murrieta	Court Building

Name	Address/Location	Description
TLMA Regional Office	39493 Los Alamos Road, Murrieta	Offices
Parks and Recreational Areas		
Park District-Lake Skinner	37701 Warren Road, Winchester	Recreation area
Park District-Martha McLean-Anza Narrows Park		Recreation area
Park District-Santa Rosa Plateau Ecological Reserve	39500 Clinton Keith Road, Murrieta	Recreation area
Municipal Maintenance Facilities		
Fleet Services	30755-V Auld Road, Murrieta	Automotive Maintenance Garage and Vehicle Storage: handling and storage of new and used anti-freeze and motor oil, fuel, solvents, trash, and wash water
Transportation Maintenance Yard	57-210 Cahuilla Road, Anza	Corporate Yard for Transportation Dept: activities include loading, unloading handling and storage of new and used anti-freeze, gravel, asphalt, fuel, emulsion spray, paint, aerosol sprays, safety absorbent hazardous materials, new and used oil, lubricants, trash and debris and wash water
Transportation-District Road Maintenance Yard	25315 Jefferson Avenue, Murrieta	Corporate Yard for Transportation Dept: activities include loading, unloading handling and storage of new and used anti-freeze, gravel, asphalt, fuel, emulsion spray, paint, aerosol sprays, safety absorbent hazardous materials, new and used oil, lubricants, trash and debris and wash water
French Valley Airport	37552 Winchester Road, Murrieta	Municipal Airport
Anza Landfill	40329 Terwillinger Road, Anza	Closed Solid Waste Landfill
Roads, Streets and Highways		
Please refer to the County Maintained Road Book		
Municipal Activities		
Fire Training	Training Facility	
Street Maintenance and Repair	Various	
Park Maintenance	Various – See List of Parks	
Right of Way Maintenance	Various	Collection and disposal of debris, application of herbicides, clearing of vegetation, cleaning
Landscape Maintenance	Various	Routine maintenance of landscaping (ex. along subdivision perimeters and public buildings)
Street Sweeping	Various	Residential streets are swept once monthly
Household Hazardous Waste Collection Program	Various	County holds events throughout the Watershed
Vehicle Maintenance and Washing	Various – See List of Municipal Maintenance Facilities	Routine maintenance of vehicles and light duty trucks

APPENDIX C

Schedules for Municipal Maintenance Activities

Schedules for Municipal Maintenance Activities

1. Inspection of all Transportation's catch basins and storm drain inlets are done annually between May 1 and September 30. If accumulated waste is visible, the catch basin, or storm drain inlet, is cleaned out.
2. The Economic Development Agency(EDA) is the administrator of County Service Area(CSA) 152 and EDA contracts the Transportation Department to administer the actual street sweeping services. There are only specific streets that are swept within CSA 152 and not all County Maintained roads are swept. Normal street sweeping occurs once a month with the exception of Horsethief Canyon which is done twice a month.
3. Street sweeping services are also offered to Eastvale on a monthly basis through the Environmental Health Department.
4. Landscaping maintenance is provided for specific streets in several zones within the Landscaping and Lighting Maintenance District No. 89-1-Consolidated and is administrated by the Transportation Department. The schedule for landscaping maintenance is once a week at each location with the exception of Zone 4 (Limonite Ave.) and Zone 8 (Magnolia Ave.), which have a daily maintenance schedule.
5. Catch basin filter maintenance is provided for specific catch basins currently in one zone within Landscaping and Lighting Maintenance District No. 89-1-Consolidated and is administered by the Transportation Department. The schedule for maintenance of catch basin filters is four (4) times a year.

APPENDIX D
Project Application Forms

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ *PRINTED NAME OF APPLICANT* _____ *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ *PRINTED NAME OF PROPERTY OWNER(S)* _____ *SIGNATURE OF PROPERTY OWNER(S)*

_____ *PRINTED NAME OF PROPERTY OWNER(S)* _____ *SIGNATURE OF PROPERTY OWNER(S)*

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (street address, cross streets, etc.): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

APPLICATION FOR MINOR PLOT PLAN

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

APPLICATION FOR MINOR PLOT PLAN

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

[Government Code Section 65962.5](#) requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR MINOR PLOT PLAN

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted [Riverside County Ordinance No. 754.1](#) establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of “best management practices” (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to the Whitewater River Watershed Stormwater Management Plan (SMP). These documents are available on-line at:

<http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>.

Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR MINOR PLOT PLAN

FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LAND USE AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. Preferably a copy of a grant deed of each property involved, if available.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Indio Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Indio Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee*.

*EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

APPLICATION FOR MINOR PLOT PLAN

THE FOLLOWING ADDITIONAL ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION “TYPES”

VARIANCE

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

TEMPORARY USE PERMIT

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

PLOT PLAN

If the proposed Plot Plan is for a “**Disguised Wireless Communication Facility**” and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an “Exempt from CEQA/Agency Review” plot plan and a “Not Exempt from CEQA” plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division’s Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).

APPLICATION FOR MINOR PLOT PLAN

5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.
6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 18.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 18.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

APPLICATION FOR MINOR PLOT PLAN

7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
 - A. Area Disturbance
 - B. Height Limitations
 - C. Community and Biological Impacts
 - D. Landscaping
 - E. Lighting
 - F. Noise
 - G. Parking
 - H. Paved Access
 - I. Power and Communications Lines
 - J. Roof-Mounted Facilities
 - K. Sensitive Viewshed
 - L. Setbacks
 - M. Support Facilities
 - N. Treatment
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

APPLICATION FOR LAND USE AND DEVELOPMENT

CONSTRAINED AREA

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for 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: <http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

APPLICATION FOR LAND USE AND DEVELOPMENT

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 (Best Management Practices - 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 an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information **may** be required during review of the proposed land use application, including information not specifically required by this checklist.

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
X	X	X	X	X	X	6. North arrow.

APPLICATION FOR LAND USE AND DEVELOPMENT

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit	CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	7. Date Exhibit Prepared.	
X	X	X	X	X	X	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).	
X	X	X	X	X	X	9. Complete legal description of property.	
X	X		X	X	X	10. Overall dimensions and total net and gross acreage of property.	
X	X	X	X	X	X	11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)	
X	X	X	X	X	X	12. Exhibit Revision block	
X	X	X	X	X	X	13. Thomas Brothers map page and coordinates. (Identify edition year used)	
	X					14. Proposed boundary lines and approximate dimensions for each space or site.	
	X					15. Net size, for each space or site.	
X	X					16. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.	
X	X	X	X	X	X	17. Location of adjoining property and lot lines.	
X	X	X	X	X	X	18. Existing and proposed zoning and land use of property.	
X	X	X	X	X	X	19. Existing use and zoning of property immediately surrounding subject property.	
X	X	X	X	X	X	20. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.	
X	X	X	X	X	X	21. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.	
X	X	X	X	X	X	22. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.	
X	X	X	X	X	X	23. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.	
X	X	X	X	X	X	24. List and accurately show all easements of record (by map or instrument number).	
X	X		X	X	X	25. Streets, alleys, and rights-of-way providing legal access to the property.	
X	X		X	X	X	26. If project is within a Community Services District, identify the district.	
X	X		X			27. Typical street improvement cross-sections.	
X	X	X	X	X	X	28. Label and describe any land or rights-of-way to be dedicated to public or other uses.	

APPLICATION FOR LAND USE AND DEVELOPMENT

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X		29. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required If deemed necessary.
X	X	X	X	X		30. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
X	X	X	X	X	X	31. Spot elevations. (See detailed description on Page 9)
X	X	X	X	X	X	32. When subsurface septic sewage disposal is intended, include the information described on Page 10 under "Site Grading, Subsurface Disposal".
X	X	X	X	X	X	33. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
X	X	X	X	X	X	34. Note whether or not land is subject to overflow, inundation, or flood hazard.
X	X	X	X	X	X	35. FEMA mapped floodplains and floodways including zone designation.
X	X	X	X	X	X	36. Drainage plan. (See description on Page 10.)
X	X	X	X		X	37. Centerline curve radii and typical sections of all open channels
X	X	X	X			38. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
X	X	X				39. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
X	X	X	X	X	X	40. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
X	X	X	X	X		41. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
X	X	X	X	X	X	42. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
X	X	X	X	X	X	43. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.

APPLICATION FOR LAND USE AND DEVELOPMENT

C U P	C U M H R V	P P	P U P	T U P	V A R	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	44. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.
X	X	X	X	X	X	45. Setback dimensions of existing structures and paved areas.
X	X	X	X	X	X	46. Setback dimensions of proposed structures and paved areas.
X	X	X	X			47. Labeled landscaped areas with dimensions and spacing of proposed planters.
X	X	X	X	X		48. Location and amount of flammable/combustible liquids and waste oil both above and below ground.
X		X	X			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 11 for detailed floor plans.
X		X	X			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
	X	X	X	X		51. Irrigation and landscaping plans, including size, plant species, spacing proposed, planters and irrigation systems. (Attach to site plan, or note that said plans will be deferred to a later time.)
X	X	X	X			52. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at <http://www.tlma.co.riverside.ca.us/planning/documents/2951010.pdf>

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Margarita River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)]. applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes : 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ *PRINTED NAME OF APPLICANT* _____ *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

_____ *PRINTED NAME OF PROPERTY OWNER(S)* _____ *SIGNATURE OF PROPERTY OWNER(S)*

_____ *PRINTED NAME OF PROPERTY OWNER(S)* _____ *SIGNATURE OF PROPERTY OWNER(S)*

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (street address, cross streets, etc.): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

[Government Code Section 65962.5](#) requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted [Riverside County Ordinance No. 754.1](#) establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to the Whitewater River Watershed Stormwater Management Plan (SMP). These documents are available on-line at <http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

FILING INSTRUCTIONS FOR SUBDIVISION APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Subdivision application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SUBDIVISION AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. Preferably a copy of a grant deed of each property involved, if available.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Indio Planning Office) of the Tentative Map. The map must also include the information described in the applicable application type column of the Subdivision and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. Six (6) copies (9 if submitted at the Indio Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B") elevations if project is a vesting tract, planned residential development (condominium etc.) or is within a R-2, R-4, or R-6 Zone. The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Tentative Map, Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), if any, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. One (1) SAN 53 (Sewer & Water Availability) letter from the Riverside County Environmental Health Department.
12. One geological report or waiver thereof if the land division lies within an Alquist Priolo

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Earthquake Fault Zone.

- 13. One program for soil erosion control and other pollutants if the land division lies within a desert blow sand area.
- 14. Request for waiver of final map, when applicable (Parcel Maps Only).
- 15. Deposit-based fees for the applicable application type or types, and Environmental Assessment deposit-based fee.

The following table lists the minimum information required on the tentative map exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All map exhibits must be clearly drawn and legible. NOTE: Additional information **may** be required during review of the subdivision, including information not specifically required by this checklist.

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	1. Name, address, and telephone number of applicant.
X	X	X	X	X	2. Name, address, and telephone number of landowner.
X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	4. Assessor's Parcel Number(s) and, if applicable, address of the property.
X	X	X	X	X	5. Scale (number of feet per inch) use Engineer's Scale for all maps and exhibits. Architect's scale is only acceptable for the floor plans, elevations, and landscaping plans.
X	X	X	X	X	6. North arrow.
X	X	X	X	X	7. Date tentative map or exhibit prepared.
X	X	X	X	X	8. Map Number.
X	X	X	X	X	9. Title of Map (i.e. Map No., "Vesting Tentative Map", etc.).
X	X	X	X	X	10. Proposed improvement schedule (i.e. Schedule "A", "B", "C", etc.).
X	X	X	X	X	11. Map book and page numbers of adjoining recorded land divisions.
X	X	X	X	X	12. Complete legal description of property.
X	X	X	X	X	13. Overall dimensions and approximate total net and gross acreage of property.
X	X	X	X	X	14. Vicinity map, showing site relationship to major highways and cities and two access roads (Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved).
X	X	X	X	X	15. Exhibit Revision Block.
X	X	X	X	X	16. Thomas Brothers map page and coordinates (Indicate edition year used.).
X	X	X	X	X	17. Land division boundary line.
X	X	X	X	X	18. Proposed lot lines and dimensions of each parcel.
X	X	X	X	X	19. Net lot size, for each lot.
X	X	X	X	X	20. Gross lot size, for each lot 2 acre and larger in size.
X	X	X	X	X	21. Location of adjoining property and lot lines.
X	X	X	X	X	22. A statement indicating that the tentative map includes the entire contiguous ownership of the land use designation of subject property and all surrounding property.
X	X	X	X	X	23. Existing and proposed zoning and land use of property.
X	X	X	X	X	24. Existing use and zoning of property immediately surrounding subject property.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	25. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
X	X	X	X	X	26. Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.
X	X	X	X	X	27. Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
X	X	X	X	X	28. Names, locations, right-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
				X	29. Proposed names of streets without current names.
X	X	X	X	X	30. List and accurately show all easements of record (by map or instrument number).
X	X	X	X	X	31. Streets, alleys, and rights-of-way providing legal access to the property.
X	X	X	X	X	32. Indicate whether or not property is within a County Service Area or Community Facilities District, identify the district or area.
X	X	X	X	X	33. Typical street improvement cross-section (not required on schedule "H" or "I" parcel maps).
X	X	X	X	X	34. Label and describe any land or rights-of-way to be dedicated to public or other uses.
X	X	X	X	X	35. Any known existing wells on the property or within 200 feet of the property boundary.
X	X	X	X	X	36. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography map be required if deemed necessary.
	X	X			37. Preliminary grading including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities (including the location of terraces, terrace drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography and the relationship to adjoining land and development, and any existing grading.
X					38. Preliminary grading as described above in item "37" for all existing and proposed road, and for all proposed pad and driveway locations within "contained" areas (See detailed description of "Constrained Area" on Page 10).
				X	39. Detailed grading plan to include all information required above in item "37" for preliminary grading plus a typical lot drainage design with a building envelope.
X	X	X	X	X	40. Spot elevations (See detailed description of "Spot Elevations" on Page 10).
X	X	X	X	X	41. When subsurface septic sewage disposal is intended, include the information described on Page 10 under, "Site Grading, Subsurface Disposal."
X	X	X	X	X	42. Note whether or not land is subject to liquefaction, or other geologic hazards, or is within a Special Studies Zone.
X	X	X	X	X	43. Note whether or not land is subject to overflow, inundation, or flood hazards.
X	X	X	X	X	44. FEMA mapped floodplains and floodways including zone designations.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SUBDIVISION AND DEVELOPMENT MATRIX					
PM	TR	PRD	PCD	VM	
					PM = Parcel Map TR = Tract Map PRD = Planned Residential Development PCD = Planned Community Development VM = Vesting Map
X	X	X	X	X	45. Drainage plan. (See description of "Drainage Plan on Page 10).
X	X	X	X	X	46. Centerline curve radii and typical selections of all open channels.
		X	X		47. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, if applicable, total parking/paved area, total landscaped area, total recreation and/or open space area. Identify proposed parking spaces.
X	X	X	X	X	48. Numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot.
X	X	X	X	X	49. Labeled common areas, open space, and recreational areas with location, dimensions, acreage, and known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
	X	X	X	X	50. Location, dimensions, setbacks, and nature of any proposed and all existing fences, gates, walls, free-standing signs, driveways, turnouts and/or turnarounds, curbs, drainage structures, and above and below ground structures, including specific subsurface disposal systems.
		X			51. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
X	X	X		X	52. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
				X	53. Lighting system, both street and outdoor.
X	X	X		X	54. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
X	X	X		X	55. Location, dimensions, and height of proposed dwellings, buildings or other structures, labeled as proposed.
X	X	X		X	56. Setback dimensions of existing structures and paved areas.
X	X	X		X	57. Setback dimensions of proposed structures and paved areas.
		X		X	58. Label landscaped areas with dimensions and spacing of proposed planters.
		X			59. Location and amount of flammable/combustible liquids and waste of both above and belowground.
		X		X	60. Dimensioned elevations, including details of proposed materials for elevations, and type of construction and occupancy classification per the current County Adopted Uniform Building Code and floor plans for each building (Attach to Site Plan.)
		X		X	61. Square footage of each dwelling unit and every floor and the total for each building shown.
		X		X	62. Irrigation and landscaping plans, including size, plant species and spacing proposed, including planters, and irrigation systems (Attach to Site Plan, or note that said plans will be deferred to a later time.)
		X		X	63. Design Manual (optional) (See detailed description of "Design Manual" on page 11).
	X			X	64. If R-2 Zone (Article VII, Sec. 7.1a (9)), Restricted Single-Family Residential Subdivision: building footprints, floor plan assignments, proposed setbacks, pad elevations, street grades, and all cut and fill slopes in excess of one foot in vertical height.
X	X	X	X	X	65. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

The following is the minimum information required on the tentative map exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated in the Subdivision and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

CONSTRAINED AREA

Constrained areas include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area, proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

Tentative Maps/Primary Exhibits shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for 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: <http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

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 (Best Management Practices - 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 an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative map. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed as indicated for items 1 through 7 of the Primary Exhibit Requirements (page 7) folded no larger than 8½" x 14". In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed height, and any wall signs, air conditioning equipment, solar equipment or other equipment mounted on exterior walls or roof. Conceptual sign program will be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

DESIGN MANUAL

As an alternative to showing footprints, elevations, and floor plans, eight (8) copies of a Design Manual may be prepared and submitted as part of the Vesting Map or Planned Residential/Commercial Development application package. If this alternative is utilized, the applicant shall be required to identify on the tentative map, or as an exhibit to the tentative map, the building envelope for each lot. The building envelope is the buildable portion of the lot excluding all side, front and rear yard requirements and any special easements, uses, or topographic constraints. The applicant must insure that there is adequate area outside of the setback requirements for each housing model to be built on each lot, or identify model types that cannot be built on specific lots. This includes fireplaces, with the exception of the one-foot that is allowed to encroach into the setback. The applicant must identify in the design manual whether or not fireplaces will extend one foot into the setback.

Design Manuals shall contain the following minimum information: Development Standards (ranges of minimum and maximum lot sizes, setbacks, height, frontage, depth, width, encroachments, lot coverage,

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

parking, landscaping, size of dwelling units, location of two story structures, etc.), Design Guidelines (lotting concepts, grading criteria, siting criteria, fencing/walls, architectural features such as theme, form, mass, height, shade/shadow, building relief, materials, roof form and material, spaces, and accessory structures), Landscaping (coverage, plant selection, planting guidelines, special treatments), Lighting, and other information as required.

Projects with design manuals will receive a condition of approval, requiring plot plan approval prior to the issuance of a building permit, filed pursuant to Section 18.30 of Ordinance No. 348, finalizing footprint location and model type on each lot.

ALTERNATIVE ACCESS

When alternative access is required and the alternative access is off-site, or when any other public improvement is required or proposed off-site, the land divider shall do each of the following as part of the tentative map review.

1. Provide any studies or information required to adequately evaluate the environmental impacts of constructing the off-site, improvement/alignment; and,
2. Show all proposed centerline, approximate gradients and radii on the tentative map in addition to other factors such as street widths, pavement surface, etc. for the off-site improvement/alignment; and,
3. Provide mailing labels showing the addresses of property owners that are adjacent to the off-site improvement/alignment for hearing notification purposes and,
4. Provide written assurance(s) from the owner(s) of the property underlying the off-site improvement/alignments that sufficient right-of-way to construct will be provided. A formal agreement or offer of dedication is not necessary to satisfy this requirement, but the owners willingness to cooperate must be communicated as to a form acceptable to the Transportation Department; and, in the event that the land divider does not satisfy one or more of the requirements set forth in subsections J.1., J.2., or J.3. of Riverside County Ordinance No. 460, and no exception is granted, the tentative map shall be redesigned such that the off-site improvement/alignment is no longer required. If the land divider refuses or is unable to redesign project review staff shall recommend to the appropriate Advisory Agency or Appeal Board that the tentative map be denied. In the event that the land divider does not satisfy the requirement set forth in subsection J.4. of Ordinance No.460, project review staff shall note in its report the potential need to institute eminent domain proceedings and the appropriate Advisory Agency or Appeal Board may, in its discretion, act on the tentative map as designed or require that the map be redesigned to eliminate the off-site improvement/alignment.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Ana River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (<u>Standard Industrial Classification (SIC) codes</u> 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (<u>Standard Industrial Classification (SIC) code</u> 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Margarita River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)]. applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPENDIX E
Initial Study Checklist

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: «EA_Number»
Project Case Type (s) and Number(s): «Case_Type_No»
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: «Project_Planner», «Planner_Title»
Telephone Number: «Planners_Phone_Number»
Applicant's Name: «Applicant»
Applicant's Address: «Applicant_Street_Address», «Applicant_City_State_Zip»

I. PROJECT INFORMATION

- A. Project Description:** «Project_Description»
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** «Total_Project_Acreage»

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

- D. Assessor's Parcel No(s):** «APNs»
- E. Street References:** «Project_Location»
- F. Section, Township & Range Description or reference/attach a Legal Description:**
«Section_Township_Range»
- G. Brief description of the existing environmental setting of the project site and its surroundings:**

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. General Plan Designation(s):**
- B. Land Use Planning Area Information**
1. Subarea, if any:
 2. Policy Area, if any:
- C. Area Plan Land Use Allocation Map Information**
1. Area Plan, if any:
 2. Area Plan Land Use Designation, if any:
- D. Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any:

2. Specific Plan Planning Area, and Policies, if any:

E. Existing Zoning: «Existing_Zoning»

F. Proposed Zoning, if any:

G. Adjacent and Surrounding Zoning: «Surrounding_Zoning»

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

Signature

Date

«Project_Planner»

Printed Name

For **Error! Not a valid link.**, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Source:</u> RCIP Figure C-7 "Scenic Highways"				
<u>Findings of Fact:</u>				
<u>Mitigation:</u>				
<u>Monitoring:</u>				
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Source:</u> GIS database, Ord. No. 655				
<u>Findings of Fact:</u>				
<u>Mitigation:</u>				
<u>Monitoring:</u>				
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Site Visit, Project Description

Findings of Fact:

Mitigation:

Monitoring:

AGRICULTURE RESOURCES Would the project

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

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

Mitigation:

Monitoring:

AIR QUALITY Would the project

5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Mitigation:

Monitoring:

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: GIS Database, Site Visit

Findings of Fact:

Mitigation:

Monitoring:

CULTURAL RESOURCES Would the project

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

Source: Site visit, Project Application Materials

Findings of Fact:

Mitigation:

Monitoring:

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

Source: Project Application Materials

Findings of Fact:

Mitigation:

Monitoring:

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

Mitigation:

Monitoring:

GEOLOGY AND SOILS Would the project

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

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

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?

Source: Geologist Comments

Findings of Fact:

Mitigation:

Monitoring:

11. Liquefaction Potential Zone

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

Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Mitigation:

Monitoring:

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

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

Mitigation: _____

Monitoring:

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?

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Mitigation:

Monitoring:

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: Resolution No. 94-125, RCIP

Findings of Fact:

Mitigation:

Monitoring:

15. Other Geologic Hazards

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

Source: Site visit, Project Application

Findings of Fact:

Mitigation:

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact:

Mitigation:

Monitoring:

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact:

Mitigation:

Monitoring:

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

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

Findings of Fact:

Mitigation:

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

Mitigation:

Monitoring:

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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?				
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 materials

Findings of Fact:

Mitigation:

Monitoring:

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commission?				
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact:

Mitigation:

Monitoring:

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact:

Mitigation:

Monitoring:

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact:

Mitigation:

Monitoring:

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

Source: RCIP 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

Findings of Fact:

Mitigation:

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, GIS, Project Materials

Findings of Fact:

Mitigation:

Monitoring:

26. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact:

Mitigation:

Monitoring:

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in the loss of availability of a locally-important

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact:

Mitigation:

Monitoring:

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Mitigation:

Monitoring:

29. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

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

Mitigation:

Monitoring:

30. Highway Noise

NA A B C D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

Mitigation:

Monitoring:

31. Other Noise

NA A B C D

Source: Project description and materials

Findings of Fact:

Mitigation:

Monitoring:

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?

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

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 materials and description

Findings of Fact:

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

Monitoring:

POPULATION AND HOUSING Would the project

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

Source: Project description and materials, GIS

Findings of Fact:

Mitigation:

Monitoring:

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element

Findings of Fact:

Mitigation:

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: ?? [Union][Unified] School District

Findings of Fact:

Mitigation:

Monitoring:

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

Mitigation:

Monitoring:

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

Findings of Fact:

Mitigation:

Monitoring:

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

Mitigation:

Monitoring:

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

Source: Department of Environmental Health Review

Findings of Fact:

Mitigation:

Monitoring:

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

Source: RCIP, Letter from Riverside County Waste Management

Findings of Fact:

Mitigation:

Monitoring:

46. Utilities				
a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

Mitigation:

Monitoring:

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

OTHER

48. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

OTHER

49. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, 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.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project application

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.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, project application

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

53. Does the project have environmental effects that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause substantial adverse effects on human beings, either directly or indirectly?

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.

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:

RCIP: Riverside County Integrated Project

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

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

Y:\Planning Master Forms\EA.doc

APPENDIX F
Construction Site Inventory

Grading Permits

Street Address	Project Location				Project Priority	No. of Stormwater Inspections	General Permit W/DID No.	Grading Permit No.	DEVELOPER INFORMATION					SITE CONTACT INFORMATION		
	Thomas Bros. No.	City	Tract Nos. or Assessor Parcel Nos. See Not B.	Acreage					Name	Contact Name	Mailing Address			Phone Number	Name (24 Hour)	Phone Number (24 Hour)
											Street Address	City	Zip			
33810 Sattui Street		Temecula	TR 29554-3	>1	Low	1	933C324730	BGR 031478, 040138, 040617	Shea Homes	Rudy Garcia	1250 Corona Pointe Court, #100	Corona	92879	951-739-9700	Donny Scott	951-333-5436
45159 Vine Cliff Street	979/J-3	Temecula	TR 29554-5	>1	Low	1	933C324730	BGR 040575	Pacific Scene Homes	Scott Brown	2505 Congress Street, #220	San Diego	92110	619-299-5112	Thad Jones	619-299-5112
44868 Tudal Street		Temecula	TR 29554-4	>1	Low	1	933S318784	BGR 040075, 040074, 040379, 040381	K. Hovnanian	Fernando Dutra	2495 Campus Drive	Irvine	92616	949-660-1130	Monty Montgomery	909-453-8459
37111 Pourroy Road	929/D,E-2	Winchester	TR 28695	>1	High	1	933S316463	BGR 010187, 010188, 010189, 040031	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	John Wheatly	909-660-8084
39339 Calle Conejo	931/A-3	Temecula	PM 10553	>1	Low	1	933C326538	BGR 040030	Joe Wood	same	39339 Calle Conejo	Temecula	92592	909-303-6111	Joe Wood	909-303-6111
30961 Murrieta Hot Springs Road	929/D-6	Temecula	TR 29570	>1	High	1	933S312546	BGR 020608, 031587, 040177, 040330	Pulte Home Corp	Karen Thomas	2 Technology Drive	Irvine	92618	949-797-4400	Padro Plascencia	949-929-3302
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	1	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Chuck Northrop	760-809-0248
45055 Rio Linda Road	980/H-3	Temecula	TR 29554	>1	High	1	933S318784	BGR 020719, 030368, 030376, 040139	McMillin Morgan Hill, LLC	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3717	Jason Parks	761-954-9829
31200 Jean Nicholas Road	899/C-5	Winchester	TR 29202	>1	High	1	933C322644	BGR 030192, 031366, 031561	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	909-279-2447	Mark Mullin	909-279-2447
41275 Billy Joe Lane	959/H-5	Temecula	TR 12129	>1	Low	1	933C327010	BGR 040087	Ron Barks	same	33175 Linda Rosea	Temecula	92592	000-000-0000	Ron Barks	000-000-0000
29099 Calle Portino	931/D-5	Winchester	APN 915-670-003		Low	1		BGR 030455	John Carter	same	23905 Clinton Kieth #114	Wildomar	92595	909-204-0388	John Carter	909-204-0388
38211 Pourroy Road	929/C,D 4&5	Temecula	TR 30009	>1	High	1	933S316616	BGR 021125, 040025, 031394	Centex Homes	Steven Moffatt	2280 Wardlow Circle, Suite 150	Corona	91720	909-279-4000	Jim DeBruyn	909-538-4915
38211 Pourroy Road	929/C,D 4&5	Temecula	TR 30384	>1	High	1	933S316616	BGR 021126, 030555, 031640	Centex Homes	Steven Moffatt	2280 Wardlow Circle, Suite 150	Corona	91720	909-279-4000	Jim DeBruyn	909-538-4915
20900 Union Street	897/A-6	Wildomar	TR 30114	>1	Low	1	933C322145	BGR 030576, 040151	Keystone Communities	Jim Huntington	5333 Mission Center Road, #360	San Diego	92108	619-299-4855	Jim Huntington	619-299-4855
44450 Via Barranca	958/A-5	Temecula	APN 939-100-005	>1	Low	1	933C328098	BGR 030737	Neal Weeks	same	290 N. Benson Ave., #4	Upland	91786	909-985-3050	Neal Weeks	909-985-3050
Palomar Road	927	Wildomar	TR 30839	>1	Low	1	933C324054	BGR 030989	Lion's Lair Enterprises, Inc.	Robix Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Doug Sweeney	949-355-6787
Palomar Road	927	Wildomar	TR 30939	>1	Low	1	933C324054	BGR 030990	Lion's Lair Enterprises, Inc.	Robix Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Doug Sweeney	949-355-6787
32250 Clinton Keith Road	927/D-4	Wildomar	PM 5699	>1	Low	1	933C324463	BGR 030705	Lion's Lair Enterprises, Inc.	Robix Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Doug Sweeney	949-355-6787
31993 Thompson Road	899/D,E-7	Murrieta	TR 29875	>1	Low	1	933C322910	BGR 020022, 030246, 031356, 021329	Sheffield Homes	William Oloughlin	3400 Central Ave., Suite 325	Riverside	92506	909-682-5352	Mike Igo	909-376-6880
30033 Technology Drive	929/A-5	Murrieta	PP 18427/TR 23248	>1	Low	1	933C326960	BGR 031354	Valley View Commerce Center, LLC	Beverly Search	41625 Margarita Road, #100	Temecula	92591	909-491-6301	David Mitchell	760-580-4863
30664 Highway 74	939/A-1	Homeland	PP 18701	>1	Low	1	933C324515	BGR 040441	Freedom Storage, LLC	Laurie Barnyak	42180 Ivy Street	Murrieta	92562	909-304-9933	Laurie Barnyak	909-304-9933
38500 Sky Canyon Drive	928/J-5	Murrieta	PP 19175		Low	1		BGR 040208	Mammoth Equities	Lee Rotscheck	20532 El Toro Road, Suite 302	Mission Viejo	92692	949-583-7158	Lee Rotscheck	949-583-7158
46225 Sandia Creek Road	977/H-4, J-3,4	Temecula	PM 10393	1.93	Low	1	933C325690	BGR 040065	Paul Wilson	same	15461 Woodward Road	San Jose	92124	408-377-1710	Paul Wilson	408-377-1710
43350 Calle Nuevo	977/J-1	Murrieta	PM 09601	1.26	Low	1	933C325905	BGR 040102	Jaime Garcia	same	35475 Ambrosia Drive	Winchester	92596	951-926-3199	Jaime Garcia	951-926-3199
40124 Sperry Court	959/H-1	Temecula	PM 22313	>1	Low	1	933C328443	BGR 040118	David/Shana Hill	same	1245 Morning View Dr., Apt 346	Escondido	92026	000-000-0000	Steven Paschall	619-850-8436
56660 La Vella Road	977/F-2	Temecula	PM 6523	>1	Low	1	933C326206	BGR 040166	Cheryl Huber	same	30737 Calle Pina Colada	Temecula	92591	000-000-0000	Cheryl Huber	000-000-0000
36885 Avenida Madera	960/E-6	Temecula	PM 17526	2.5	Low	1	?????	BGR 040199	Frank/Ann Souza	same	33878 Linda Rosea	Temecula	92592	951-676-2056	Frank Souza	951-676-2056
27250 Avenida del Diablo	978/D-1	Temecula	PM 11437	1.8	Low	1	933C326121	BGR 040209	Richard Fesler	same	9165 Candlewood Street	Rancho Cucamonga	91730	909-987-5677	Richard Fesler	909-987-5677
47685 Sandia Creek Road	977/F-5	Temecula	PM 6508	>1	Low	1	933C326324	BGR 040278	Craig Majewski	same	P.O. Box 1436	Temecula	92593	951-694-3550	Craig Majewski	951-694-3550
4115 Via del Toronjo	930/H-5	Temecula	PM 26613	1.52	Low	1	933C328159	BGR 040291	Stephen Scheele	same	33700 Calle Vista	Temecula	92592	951-694-1015	Stephen Scheele	951-694-1015
39676 Granja Court	959/H-1	Temecula	PM 25309	>1	Low	1	933C326569	BGR 040277	Robert Westling	same	39305 Medina Court	Murrieta	92562	951-634-6874	Robert Westling	951-634-6874
32815 Briggs Road	898/J-1	Menifee	TR 29259	>1	High	1	933C318861	BGR 021166, 040141	John Laing Homes	Fred Farr	255 E. Rincon Street, Suite 100	Corona	92879	951-272-5100	Damon Tanaka	951-515-7571
4115 Via del Toronjo	930/H-5	Temecula	PM26613	1.52	Low	1	933C328159	BGR040291	Fredericka Voyles	same	41971 Vardon Drive	Temecula	92561	951-695-2795	Fredericka Voyles	951-695-2795
24781 Clinton Keith Road	927/H-1	Wildomar	PP 16593	>1	Low	1	933S315371	BGR 010699	Clinton Keith Self Storage, LLC	Michelle Crommelin	27740 Jefferson Ave., #200	Temecula	92590	909-676-6664	Corky/Bob Destefano	000-000-0000
33991 Temecula Creek Road		Temecula	TR 30052	>1	Low	1	933S317225	BGR 030086, 040140, 030431	Warmington Homes	James Skinner	1090 Pullman Street, Suite A	Costa Mesa	92626	714-557-5511	Richard Belling	909-302-3338
34844 Pourroy Road		Winchester	TR 30069	>1	High	1	933C323139/9	BGR 031652, 030378, 020669	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
32250 Clinton Keith Road	927/D-4	Wildomar	PM 5699	>1	High	2	933C324463	BGR 030705	Lion's Lair Enterprises, Inc.	Robix Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Doug Sweeney	949-355-6787
23470 Catt Road	897/E-7	Wildomar	TR 31331	>1	Low	1	933C326052	BGR 040018	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92618	909-450-1000	George Zeber	909-450-1000
21009 Grand Ave.	897/A-7	Wildomar	PUP 805	>1	Low	1	933C326249	BGR 030062	Wildomar Christian School	William & Linda Jahneke	32475 Clinton Keith Road, Suite 104	Wildomar	92595	909-678-4434	William Jahneke	909-678-4434
37777 Via Mojocra	926/J-5	Murrieta	APN 928-260-004	>	Low	1	933C326302	BGR 030653	Timothy & Debi Loats	same	40955 Avenida La Cresta	Murrieta	92560	951-852-5920	Timothy Loats	951-852-5920
38938 Calle Joboba	930/F-4	Temecula	APN 915-370-056/PM 23453	>1	Low	1	933C324337	BGR 031041	Michael & Marlene Leichtfuss	same	38938 Calle Joboba	Temecula	92592	951-302-8631	Michael Leichtfuss	951-302-8631
43200 Sandia Creek Drive	958/D-7	Temecula	PM 16880 Lot 1	>1	Low	1	933C322891	BGR 031042	Rami Mina	same	821 Cypress Street	Newbury Park	91320	805-499-7971	Rami Mina	805-499-7971
41990 Avenida Escala	956/C-4	Murrieta	TR 27460 Lot 1	>1	Low	1	933C317273	BGR 031090	John Martin	same	1209 Radcliffe Ave	Bakersfield	93005	661-872-9071	John Martin	661-872-9071
39779 Cushman Circle	930/G-7	Temecula	TR/PM 27151	>1	Low	1	933C323950	BGR 031127	Don Barber	same	4000 Via Padova	Claremont	91711	909-821-4439	Don Barber	909-821-4439
20487 Mesita Lane	926/H-6	Murrieta	APN 929-320-002/PM 12729	>1	Low	1	933C325896	BGR 031260	Bryan & Cahterine Orris	same	24708 Leafwood Drive	Murrieta	92562	909-696-8212	Brian Orris	909-696-2812
41842 Avenida De Encanto	956/C-4	Murrieta	APN 932-280-029	>1	Low	1	933C317273	BGR 021097	John & Donna Smith Martin	same	1209 Radcliffe Ave	Bakersfield	93305	661-872-9071	John Smith	661-872-9071
45055 Rio Linda Road		Temecula	TR 30347	>1	High	4	933S318784	BGR 021068, 030758	McMillin Morgan Hill, LLC	Dennis Bowman	2727 Hoover Ave.	National City	91950	800-781-0401	Dennis Bowman	619-520-9558
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	2	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Chuck Northrop	760-809-0248
31200 Jean Nicholas Road	899/C-5	Winchester	TR 29202	>1	High	2	933C322644	BGR 030192, 031366, 031561	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	Gary Lubbock	951-578-4235
26991 Via Vueltas		Temecula	TR 27603		Low	1	933C321363	BGR 031161	Craftsmen Homes, LLC	Scott Shaddix	1157 Redgum	Anaheim	92806	909-757-8199	John Powers	000-000-0000
36444 Pourroy Road	929/E-1	Winchester	TR 29214	1.55	High	1	933C326074	BGR 040302	Shea Homes	Rudy Garcia	1250 Corona Pointe Court, #600	Corona	92879	951-333-5436	Rudy Garcia	951-333-5436
37500 Spring Valley Road	931/A-2	Temecula	APN 915-110-045/PM 26005	>1	Low	1	933C327088	BGR 040318	Thomas Sanders	same	P.O. Box 51183	Riverside	92517	951-315-2545	Thomas Sanders	951-315-2545
34222 Pauba Road	959/J-4	Temecula	APN 951-130-016/PM 23294	1.43	Low	1	933C324982	BGR 040320	Michael McMahon	same	32848 Hupa Drive	Temecula	92592	760-250-9247	Michael McMahon	760-250-9247
24445 Lonely Lane	958/A-5	Temecula	APN 935-120-004/PM 16643	1.5	Low	1	933C326903	BGR 040333	Chris Carroll/Susan Posada	same	33538-C Emerson Way	Temecula	92592	951-764-2386	Chris Carroll	951-764-2386
26050 Calle Corveta	958/B-6	Temecula	APN 935-250-011/PM 13098	>1	Low	1	933C325554	BGR 040416	Walter & Sharon Swickla	same	26050 Calle Corveta	Temecula	92590	951-302-8586	Walter Swickla	951-302-8586
32301 Duclair Road	929/E-1	Orange	TR 29442	>1	Low	1	933S315547	BGR 040431, 010045, 010707	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Darius Fatakia	714-285-2900
36284 Via el Pais Bonita	960/E-2	Temecula	APN 941-270-028/TR 11877	>1	Low	1	933C									

Grading Permits

Street Address	Project Location				Project Priority	No. of Stormwater Inspections	General Permit W/DID No.	Grading Permit No.	DEVELOPER INFORMATION					SITE CONTACT INFORMATION		
	Thomas Bros. No.	City	Tract Nos. or Assessor Parcel Nos. See Not B.	Acreage					Name	Contact Name	Mailing Address			Phone Number	Name (24 Hour)	Phone Number (24 Hour)
											Street Address	City	Zip			
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	4	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Chuck Northrop	760-809-0248
35889 Burgundy Court		Temecula	TR 29789	>1	Low	2	933S317907	BGR 011010, 031234, 031664	Corman Leigh Communities	Ross Yamaguchi	32823 Highway 79 South	Temecula	92592	951-296-5070	Tony Sprott	951-538-7624
35657 Bryce Road		Winchester	TR 30110	>1	High	2	933S319094	BGR 020872, 040522, 040280	Fieldstone Communities	Bobbi McBratney	5465 Morehouse Drive, #250	San Diego	92121	858-546-8081	Dan Bricen	858-688-1133
32250 Clinton Keith Road	927/D-4	Wildomar	PM 5699	>1	High	3	933C324463	BGR 030705	Lion's Lair Enterprises, Inc.	Robin Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Dough Sweaney	949-355-6787
31200 Jean Nicholas Road	899/C-5	Winchester	TR 29202	>1	High	3	933C322644	BGR 030192, 031366, 031561	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	Gary Lubbock	951-578-4235
21803 Grove Street	897/B-5	Lake Elsinore	TR 30460	>1	Low	1	933S319776	BGR 021422, 030831	Wesco Homes & Development	Shelly Olsofn	702 Randolph Ave., Suite A	Costa Mesa	92626	714-557-9004	Jim Diaz	951-232-9244
33992 Temecula Creek Road	979/H-1	Temecula	TR 30448	>1	Low	1	933C323024	BGR 030994, 031410, 031530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Matt Bergman	714-231-6055
21645 Avenida de Arboles	927/A-5	Murrieta	APN 928-310-011/PM 9496	>1	Low	1	937C326980	BGR 040111	Ali Sakhapour	same	33381 Morning View Drive	Temecula	92592	909-302-7880	Ali Sakhapour	951-551-2002
24899 Rolling Hills Dr.	963/B-3	Aguanga	APN 580-310-014/FR 3925	>1	Low	1	933C325897	BGR 040153	Del Graves	same	P.O. Box 1021	Lake Elsinore	92531	909-453-0238	Del Graves	909-453-0238
24670 Oak Circle Drive	897/D-7	Lake Elsinore	APN 367-270-027/PM 12216	>1	Low	1	933C326551	BGR 040281	Irby Haydon	same	22939 AKWO	Wildomar	92595	909-245-4747	Irby Haydon	909-245-4747
38355 Vista Del Bosque	926/D-5	Murrieta	APN 929-080-004/PM 12067	>1	Low	1	933C327081	BGR 040323	Kelly Smith	same	24755 San Vincent	Mission Viejo	92691	909-461-6862	Kelly Smith	909-461-6862
37195 Corte Rancho Ariba	926/G-3	Menifee	APN 928-130-010/PM 25495	>1	Low	1	933C327204	BGR 040324	John Regus	same	30698 Wave Crest Circle	Menifee	92584	951-672-6661	John Regus	951-672-6661
40875 Via View Drive	961/A-2	Temecula	APN 915-560-027/PM 22887	>1	Low	1	933C326858	BGR 040327	Brian Godwin	same	41212 Promenade Chardonnay Hills	Temecula	92591	951-699-3943	Brian Godwin	951-699-3943
46025 Sleepy Hollow Lane	979/H,J-4	Temecula	APN 917-260-064/FR 17975	>1	Low	1	933C325767	BGR 040351	Thakkar Gunvant/McMillin Construction	same	45712 Classic Way	Temecula	92592	619-336-3758	Thakkar Gunvant/McM	619-336-3758
45100 Redhawk Parkway	979/F-4	Temecula	PP 19277/PM 24387	1.5	Low	1	933C327094	BGR 040375	McMillin Redhawk, LLC	Mark Stevens	45100 Redhawk Parkway	Temecula	92591	619-247-8968	Tim Barrigan	619-954-6314
29465 Cheryl Drive	867/F-2	Quail Valley	APN 341-190-004	>1	Low	1	933C328009	BGR 040463	Doroteo Guzman	same	237 E. Heald Ave.	Lake Elsinore	92530	951-245-1613	Doroteo Guzman	951-245-1613
40750 Chaparral Drive	960/F-1	Temecula	APN 927-240-004/FR 3944	>1	Low	1	933C327691	BGR 040569	Dale Shore	same	32132 Calle Los Elegantes	San Juan Capistrano	92675	949-493-8499	Dale Shore	949-859-4466
39419 Calle Breve	979/G-4	Temecula	APN 915-220-016/PM 12994	>1	Low	1	933C328618	BGR 040684	Ruth Ann Montague	William Brown	25 W. Neapolitan Lane	Long Beach	90803	760-723-4558	William Brown	760-723-4558
40000 Valle Vista	927/A-7	Hemet	APN 930-310-009/PM 14890	>1	Low	1	933C327735	BGR 040687	Doug Schulze	same	38025 Debby Lane	Hemet	92544	951-767-1545	Doug Schulze	951-767-1545
41241 Via Anita	960	Temecula	APN 927-340-020/PM 7972	>1	Low	1	933C328563	BGR 040801	Joseph Van Haaster	same	30115 Via De La Mesa	Temecula	92591	951-699-6118	Joseph Van Haaster	951-699-6118
34500 Winchester Road	899/E-4	Temecula	TR 29017	>1	High	1	933S315768	BGR 000367, 031246, 031245	Barratt American	Michael Armstrong	24755 San Vincent	Carlsbad	92008	760-431-0800	Jeff Winder	951-288-3882
33672 Temecula Creek	979/H-1	Temecula	TR 29031	>1	Low	1	933S319569	BGR 021164, 031231, 030430, 030948	Woodside Homes	Paul Kross	23121 Antonio Parkway, #120	Rancho Santa Margarita	92688	949-858-4980	Josh Moreland	909-712-3728
20170 Sierra Soto Road	956/H-3	Murrieta	PM 4579 Par 4	>1	Low	1	933C325904	BGR 031320	George Schaeffer	same	20170 Sierra Soto Road	Murrieta	92562	951-296-2170	George Schaeffer	951-296-2170
42990 Seawind Circle	960/A-6	Temecula	PM 18742 Lot 3	>1	Low	1	933C324498	BGR 031322	Stephen & Janice Olson	same	32169 Corte Carmela	Temecula	92592	951-699-8483	Stephen Olson	951-699-8483
40200 Calle Bandido	956/E-1	Murrieta	APN 929-350-001	>1	Low	1	933C325063	BGR 031448	Rick & Lorraine Douglas	same	27314 Jefferson Ave., #8	Temecula	92590	951-296-5636	Rick Douglas	951-296-5636
41850 Avenida de Anita	959/H-4	Temecula	APN 951-080-035	>1	Low	1	933C325949	BGR 031615	Robert & Debra Lucas	same	32883 Cinon Drive	Temecula	92592	909-303-5800	Robert Lucas	951-303-5800
38434 Via Huerta	926/H-4	Murrieta	APN 928-140-016	>1	Low	1	933C326886	BGR 031662	Robert & Patricia Farris	same	42192 Santa Fe Trail	Murrieta	92562	951-551-5227	Robert Farris	951-551-5227
37812 Dorothy Court	930/G-4	Temecula	APN 924-060-004	>1	Low	1	933C328557	BGR 040806	Anthony & Aleyda Gurrola	same	43181 Calle Ventura	Temecula	92592	951-312-4770	Anthony Gurrola	951-312-4770
38500 Sky Canyon Drive	928/J-5	Murrieta	PP 19174	>1	Low	4	???????	BGR 040208	Mammoth Equities	Lee Rotscheck	20532 El Toro Road, Suite 302	Mission Viejo	92692	949-583-7158	Mammoth Equities	949-583-7158
NE corner Clinton Keith Rd & Smith Ranch	897/H-7		TR 30734	>1	High	3	327134(per RW)	BGR 040530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Kevin Brookley	714-231-7386
45055 Rio Linda Road		Temecula	TR 30347	>1	High	5	933S318784	BGR 021068, 030758	McMillin Morgan Hill, LLC	Dennis Bowman	2727 Hoover Ave.	National City	91950	800-781-0401	Dennis Bowman	951-280-9558
32250 Clinton Keith Road	927/D-4	Wildomar	PM 5699	>1	High	4	933C324463	BGR 030705	Lion's Lair Enterprises, Inc.	Robin Oxman	19062 Homestead Lane	Huntington Beach	92646	714-241-9000	Doug Sweaney	949-355-6787
38500 Sky Canyon Drive	928/J-5	Murrieta	PP 19175	>1	Low	3	???????	BGR 040208	Mammoth Equities	Lee Rotscheck	20532 El Toro Road, Suite 302	Mission Viejo	92692	949-583-7158	Lee Rotscheck	949-683-7158
24990 Clinton Keith Road		Wildomar	TR 30094	>1	Low	1	933C321906	BGR 020514	Van Deale Development	Greg Mendoza	2900 Adams Street, Suite C-25	Riverside	92504	909-698-1716	Rich Lloyd	909-500-3106
32750 Briggs Road	898/J-1	Menifee	TR 29408	>1	Low	1	933S318861	BGR 041251	Richmond American Homes	Steven Buckley	100 E. San Marcos Blvd., #100	San Marcos	92678	760-891-3600	Dave Zaminski	760-701-2470
31700 Benton Road	929/D-1,D-2	Winchester	TR 28914	>1	Low	1	933S317882	BGR 000603, 021405	Distinctive Homes, Inc.	same	1400 Bristol Street North, Suite 150	Newport Beach	92680	951-926-0682	Field Office	951-926-0682
30940 Murrieta Hot Springs Road	929/C-6	Murrieta	TR 29593	>1	Low	1	933S312546	BGR 000840, 01079, 020519, 020617	Pulte Home Corp	Karen Thomas	2 Technology Drive	Irvine	92618	949-254-2069	Nino Suttle	949-254-2069
41770 De Luz Road	958/A-5	Murrieta	APN 935-020-003	>1	Low	1	933C322567	BGR 010030	Joe Torrez	same	43625 Calle Capistrano	Temecula	92590	951-678-4510	Joe Torrez	951-678-4510
39721 General Kearny Road		Temecula	TR 29245	>1	Low	1	933S316764	BGR 010221, 021297, 030237	Alexander Communities	Erin McLaughlin	20341 Irvine Ave., Suite D-1	Santa Ana Heights	92707	714-850-1515	Steve Thompson	714-936-3178
44765 Via Pino	978/C-3	Temecula	APN 938-110-004/FR 20961	>1	Low	1	933C322752	BGR 020065	Shu Sun Chan	same	33311 Wind Tree Ave.	Wildomar	92595	951-674-8584	Shu Sun Chan	951-674-8584
45055 Rio Linda Road	980/H-3	Temecula	TR 29554	>1	High	3	933S318784	BGR 020719, 030368, 030376, 040139	McMillin Morgan Hill, LLC	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3717	John Parks	619-954-9829
32815 Briggs Road	848/J-1	Menifee	TR 29259	>1	Low	2	933C318861	BGR 021166, 040141	John Laing Homes	Fred Farr	255 E. Rincon Street, Suite 100	Corona	92879	951-272-5100	Mark Hargrove	951-515-6274
49555 Via Vaquero	978/E-3	Temecula	APN 939-160-009	>1	Low	2	933C322446	BGR 021371	Lucille Francis	same	32280 Corte Zamora Street	Temecula	92593	951-695-5353	Lucille Francis	951-695-5353
49485 Via Vaquero	978/E-3	Temecula	APN 939-160-010	>1	Low	1	933C322444	BGR 021372	Carlo Canteri	same	32280 Corte Zamora Street	Temecula	92592	951-695-5353	Carlo Canteri	951-695-5353
38701 Calistoga Drive	929/B-6	Temecula	PM 30629		Low	1		BGR 030157	Rancho Temecula New Covenant Fellowship	Pastor Gary Martin	26109 Ynez Road	Temecula	92591	951-296-2444	Pastor Gary Martin	951-296-2444
45170 Via Vaquero	978/A-3	Temecula	APN 936-270-022	>1	Low	1	933C322772	BGR 030858	Mr. & Mrs. Folsom	same	44925 Pule Valley Road	Aguanga	92536	951-763-2800	Mr. & Mrs. Folsom	951-763-2800
25285 Lisa Marie Circle	957/J-5	Temecula	APN 935-100-014/PM 17285	>1	Low	1	933C324251	BGR 031209	Charles Spina	same	2250 Cannon Gate	Fallbrook	92028	000-000-0000	Charles Spina	760-728-5082
38211 Pourroy Road	929/C-4,5	Temecula	TR 30384	>1	High	5	933S316616	BGR 021126, 040402, 031275	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	951-279-4000	Jim DeBruyn	909-538-4915
23470 Catt Road	897/E-7	Wildomar	TR 31331	>1	Low	5	933C326052	BGR 040018	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92618	909-450-1000	James Hendricks	949-500-3796
35889 Burgundy Court		Temecula	TR 29789	>1	Low	1	933S317907	BGR 011010, 031234, 031664	Corman Leigh Communities	Ross Yamaguchi	32823 Highway 79 South	Temecula	92592	951-296-5070	Tony Sprott	951-538-7624
23470 Catt Road	897/E-7	Wildomar	TR 31331	>1	Low	2	933C326052	BGR 040018	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92618	909-450-1000	James Hendricks	949-500-3796
35321 Pourroy Road	929/E-3	Winchester	PM 19681/FR 28268	>1	Low	1	933S312906	BGR 000335	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
30961 Murrieta Hot Springs Road	929/D-6	Temecula	TR 29570	>1	High	3	933S312546	BGR 020608, 031587, 040177, 040330	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-797-4400	Padro Plascencia	949-929-3302
20997 & 21025 Paseo Montana	926/J-4	Murrieta	APN 928-170-016/PM 10185	>1	Low	1	933C322702	BGR 020855	Charles Rosales	same	1500 El Travesia Drive	La Habra	90631	000-000-0000	Charles Rosales	000-000-0000
39440 Calle Contento	959/H-1	Temecula	APN 943-170-022	>1	Low	1	???????	BGR 030045	David Pulsipher	same	104 Park Ave	Merced	92590	909-461-2310	David Pulsipher	909-461-2310
42659 Avenida Perris	956/F-6	Murrieta	APN 932-150-017	>1	Low	1	933C321490	BGR 030050	Diane & James Griffiths	same	5 Telescope Avenue	Newport Coast				

Grading Permits

Street Address	Project Location				Project Priority	No. of Stormwater Inspections	General Permit W/DID No.	Grading Permit No.	DEVELOPER INFORMATION					SITE CONTACT INFORMATION		
	Thomos Bros. No.	City	Tract Nos. or Assessor Parcel Nos. See Not B.	Acreage					Name	Contact Name	Mailing Address			Phone Number	Name (24 Hour)	Phone Number (24 Hour)
											Street Address	City	Zip			
29955 Technology Drive	928/J-5	Murrieta	TR 23248/PP 18646	>1	Low	1	933C324740	BGR 031376	Beta Winchester	Randy Weisser	1310 Sheridan Ave	Escondido	92025	760-489-1245	Rollie Kunc	619-921-7257
Pourroy Road		Winchester	TR 30069	>1	High	2	933C325916	BGR 031652, 030378, 020669	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
33810 Sattui Street		Temecula	TR 29554-3	>1	Low	3	933C324730	BGR 031478, 040138, 040617	Shea Homes	Rudy Garcia	2280 Wardlow Circle, Suite 260	Corona	92880	951-303-8757	Rudy Garcia	951-303-8757
35100 Pourroy Road	899/E-5	Winchester	TR 29268	>1	Low	1	933S312906	BGR 000128, 031250	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	David Biasco	858-922-5193
45055 Rio Linda Road	980/H-3	Temecula	TR 29554	>1	High	3	933S318784	BGR 020719, 030368, 030376, 040139	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3737	Jason Parks	619-954-9829
41787 Camino Larado	960/G-3	Temecula	APN 927-310-007/TR 3944	>1	Low	1	933C322244	BGR 021198	same	Willis & Christine Frey	421 S. Barnell	Oceanside	92054	760-855-5221	Willis Frey	760-855-5231
31993 Thompson Road		Murrieta	TR 29875-3	>1	Low	1	933C322910	BGR 031053, 030246, 031068	Seacall Management, Inc.	Ed Barlow	11260 El Camino Real, #200	San Diego	92130	58-794-2400 xt 23	Tom Overly	951-926-7310
37605 Via De Los Arboles	960/F-5	Temecula	APN 927-220-006/TR 04240	>1	Low	1	933C324820	BGR 020845	Carlton Fagan	same	26 Morning View	Irvine	92612	000-000-0000	Carlton Fagan	000-000-0000
29910 Murrieta Hot Springs Road	928/929	Murrieta	TR 23248/PP 17984	>1	Low	1	933C320689	BGR 021181	Donahue Schriber Realty Group	same	200 E. Baker Street, Suite 100	Costa Mesa	92626	000-000-0000	Donahue Schriber Realty	000-000-0000
47100 Rainbow Canyon Road	979/B-5	Temecula	PP 17028	>1	Low	1	933S319757	BGR 021257	Vintage Timberworks	same	47100 Rainbow Canyon Road	Temecula	92592	951-695-1003	Dennis Roberts	951-695-1003
38565 Celine Cone	926/J-6	Murrieta	APN 930-250-016	>1	Low	1	933C321907	BGR 030607	Steven Clements	same	33347 Camino Piedra Rojo	Temecula	92592	951-587-0785	Steve Clements	909-815-3947
40955 Avenida de La Cresta	956/H-3	Murrieta	APN 931-230-010	>1	Low	1	937C323167	BGR 030799	Georgia L. Lang	same	32395 Clinton Keith Road, B-7	Wildomar	92595	909-302-0497	Georgia Lang	951-302-0497
38830 Vista Del Bosque	926/F-5	Murrieta	APN 929-120-005	>1	Low	1	933C323110	BGR 030527	Steven Silverstone	same	5805 Scotwood Drive	Rancho Palos Verdes	90275	909-600-8388	Steven Silverstone	909-600-8388
39440 Calle de Suenos	926/H-7	Murrieta	APN 930-290-015	>1	Low	1	933C322377	BGR 030500	Timothy & Michelle Scranton	same	20195 Cherry Hills Blvd.	Sun City	92586	951-641-5178	Timothy Scranton	909-641-5178
38525 Celine Cove	926/J-6	Murrieta	APN 930-250-018	>1	Low	1	933C321621	BGR 030832	Timothy Heid	same	40702 Geysler Street	Murrieta	92562	951-217-9506	Timothy Heid	951-217-9506
37705 Calle de Lobo	926/G-3	Murrieta	APN 928-040-007	>1	Low	1	933C322173	BGR 030655	Albert & Tasha Campos	same	23995 Clinton Keith #114-306	Wildomar	92595	951-217-7130	Albert Campos	951-217-7130
43200 Sandia Creek Drive	958/D-7	Temecula	APN 939-030-009	>1	Low	1	933C322891	BGR 031042	Rami Mina	same	821 Cypress Street	Newbury Park	91320	805-499-7971	Rami Mina	805-499-7971
36410 De Portola Road	960/D-6	Temecula	APN 929-100-051	>1	Low	1	933C324997	BGR 031286	James Ramsay	same	P.O. Box 52	Temecula	92539	951-676-2937	James Ramsay	951-676-2937
37950 Via de Oro	930/H-7	Temecula	APN 941-041-005	>1	Low	1	933C322031	BGR 030352	Matthew Haerr	same	P.O. Box 892396	Temecula	92589	000-000-0000	Matthew Haerr	000-000-0000
44747 Vuelta Grande Road	976/G-3	Temecula	APN 932-090-006	>1	Low	1	933C323279	BGR 030458	Edward & Peggy Strong	same	21600 Elton Lane	Nuevo	92567	909-333-4562	Edward Strong	909-333-4562
40275 Calle Contento	959/J-2	Temecula	APN 943-120-021	>1	Low	1	933C324266	BGR 030474	Charles Peltzer	same	2551 N. Santiago Street	Santa Ana	92706	714-335-4387	Gary Peltzer	714-335-4387
39770 Anza Road	959/J-1	Temecula	APN 942-250-026	>1	Low	1	933C322714	BGR 030583	Robert Ronald Morrin	same	11723 Ranchito Street	El Monte	91732	626-443-5683	Robert Morrin	626-443-5683
41200 Lomar Circle	959/H-4	Temecula	APN 951-120-025	>1	Low	1	933C323410	BGR 030609	Mark Goodacre	same	32462 Corte Zaragoza	Temecula	92592	951-302-6361	Jay Cocca	909-303-0041
40750 Parado Del Sol	960/H-1	Temecula	APN 927-230-013	>1	Low	1	933C322090	BGR 030629	J. Steven & Merrilee Riley	same	40750 Parado Del Sol	Temecula	92592	000-000-0000	Timothy Wamsley	909-240-8377
39793 Pampero way	931/A-7	Temecula	APN 915-220-021	>1	Low	1	933C322328	BGR 030762	Richard Craig Brown	same	39998 Stames Court	Temecula	92590	951-694-0010	Richard Brown	951-694-0010
42010 Granado Place	958/B-4	Temecula	APN 935-040-007	>1	Low	1	933C324336	BGR 031307	Richard & Carrie Bentson	same	31772 Ciste Rosario	Temecula	92592	951-694-1609	Richard Bentson	951-694-1609
45055 Rio Linda Road		Temecula	TR 30347	>1	High	7	933S318784	BGR 021068, 030758	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	800-781-0401	Dennis Bowman	619-520-9558
36444 Pourroy Road	929/E-1	Winchester	TR 29214	>1	High	2	933C326074	BGR 040302	Shea Homes Ltd.	Rudy Garcia	2280 Wardlow Circle, Suite 260	Corona	92880	951-333-5436	Craig Greenman	714-875-5756
38202 Pourroy Road	929/C, D-4,5	Temecula	TR 30009	>1	High	4	933S316616	BGR 021125, 040025, 031394	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	951-279-4000	Jim DeBruyn	909-538-4915
Clinton Keith & Smith Ranch Rd.		Winchester	TR 30656	>1	High	2	933C327134	BGR 031136	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-1900	Kevin Brookley	714-231-7386
41655 Cedar Glen	961/F-1	Temecula	APN 915-490-024	>1	Low	1	933C324648	BGR 031456	Gary & Anne Sherman	same	P.O. Box 892168	Temecula	92589	951-695-2585	Gary Sherman	951-695-2585
35505 Calle Nopal	960/C-3	Temecula	APN 927-520-008	>1	Low	1	933C325277	BGR 031605	Daniel & Cheryl Krueger	same	23216 Ormsby Road	Temecula	92592	951-265-8011	Daniel Krueger	951-265-8011
Abelia Road		Winchester	TR 29017	>1	Low	1	933C323536	BGR 000367	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Russ Benetts	760-535-2929
21005 Paseo Montana		Murrieta	APN 928-170-005/PM 12995	>1	Low	1	933C322044	BGR 020137, 030104	Dino Tagnani	same	6262 Brian Circle	Riverside	92509	951-544-5849	Dino Tagnani	951-544-5849
35657 Bryce Road		Winchester	TR 30110	>1	High	3	933S319094	BGR 020872, 040522, 040280	Fieldstone Communities	Bobbi McBratney	5465 Morehouse Drive, #250	San Diego	92121	858-546-8081	Dan Bricen	858-688-1133
21000 Via Sevilla	926/J-7	Temecula	APN 930-310-009	>1	Low	1	933C324212	BGR 020911	same	Richard Arriola	1814 Wedgewood Ave	Upland	91786	000-000-0000	Daniel Arriola	000-000-0000
Deer Hollow Way	979/F-5	Temecula	TR 23065-2	>1	Low	1	933C324112	BGR 021053	Temecula Valley Unified School District	Dave Gallaher	31350 Rancho Vista	Temecula	92592	951-506-7945	Glen Farlow	858-531-2027
36141 Madera Drive	927/D-1	Wildomar	TR 29029	>1	Low	1	933S317466	BGR 030116, 000102	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92618	909-450-1000	Josh Marguard	714-423-8589
21220 Via Galleon	926/J-6	Murrieta	APN 930-250-006	>1	Low	1	933C321291	BGR 030179	John & Kimberly Cimmino	same	41091 Chemin Coule	Temecula	92591	951-676-1227	John Cimmino	951-676-1227
37455 Calle Escadera	978/D-2	Temecula	APN 939-120-005	>1	Low	1	933C322115	BGR 030228	Paula & John Pozza	same	45408 Camino Monzon	Temecula	92592	951-302-3259	Jesse Coon	909-208-4456
19353 Avenida Presa	956/F, G-6	Murrieta	APN 932-160-020	>1	Low	1	933C321762	BGR 030274	Alma Mattson	same	41135 Sandalwood Cir., Suite C	Murrieta	92562	800-995-6607	Gary Mattson	800-995-6607
38200 Pacific Park Drive	929/D-5	Temecula	TR 28753	>1	Low	1	933C324187	BGR 030339, 000353	Temecula Valley Unified School District	David Gallaher	31350 Rancho Vista	Temecula	92592	951-506-7945	Steve Mitchell	619-572-6160
31757 Browning Street	929/E-4	Temecula	PP 18532	>1	Low	1	?????	BGR 030367	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	909-279-4000	Bob Flemming	909-376-3275
36475 Avenida La Cresta	927/A-6	Murrieta	APN 930-220-004	>1	Low	1	933C325587	BGR 030488	Francis Link	same	24206 Via Llano	Murrieta	92562	951-698-3591	Francis Link	951-698-3591
18860 Dotson Circle	926/F-5	Murrieta	APN 929-080-010	>1	Low	2	933C323816	BGR 030901	Frank E. Dotson	same	847 Missouri Street, Suite A	San Diego	92109	858-581-0667	Frank Dotson	858-581-0667
20010 Avenida de Arboles	926/G-4	Murrieta	APN 928-070-002	>1	Low	1	933C324445	BGR 031239	Greg Mahoney	same	31812 Via Pato	Coto De Caza	92679	000-000-0000	Greg Mahoney	000-000-0000
17525 Calle Huerto	956/E-4	Murrieta	APN 932-370-002	>1	Low	1	?????	BGR 031411	Karolyn & Anthony Polo	same	42200 Hacienda Drive	Murrieta	92562	951-719-3115	Karolyn Polo	951-719-3115
Innovation Ct.	929/A-5	Winchester	PP 18349/TR 23248	>1	Low	1	933C325222	BGR 031453	Robert Miller	same	13861 Danielson Street	Poway	92064	951-506-1464	Robert Miller	951-506-1464
30961 Murrieta Hot Springs Road	929/D-6	Temecula	TR 29075	>1	High	3	833S312546	BGR 020608, 031587, 040177, 040330	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-623-3700	Padro Plascencia	949-929-3302
34844 Pourroy Road		Winchester	TR 30069	>1	High	4	933S319094	BGR 031652, 030378, 020669	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
45055 Adjoining Butterfield Road	980/H-3	Temecula	TR 29554	>1	??	4	933S318784	BGR 020719, 030368, 030376, 040139	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3717	Jason Parks	619-954-9829
38202 Pourroy Road	929/C, D-4,5	Temecula	TR 30009	>1	High	5	933S316616	BGR 021125, 040025, 031394	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	951-279-4000	Jim DeBruyn	909-538-4915
36444 Pourroy Road	929/E-1	Winchester	TR 29214	>1	High	3	933C326074	BGR 040302	Shea Homes Ltd.	Rudy Garcia	2280 Wardlow Circle, Suite 260	Corona	92880	951-333-5436	Craig Greenman	714-875-5756
31993 Thompson Road	899/D, E-7	Murrieta	TR 29875	>1	Low	2	933C322910	BGR 020022, 030246, 031356, 021329	Sheffield Homes	William Oluoghlin	3400 Central Ave., Suite 325	Riverside	92580	951-682-5352	Mike Igo	909-376-6880
27872 Tate Road	838/D, E-6	Menifee	TR 28720	>1	Low	2	833J300124	BGR 020411, 021243, 031500, 031465	Granite Homes	Greg Ocacek	2 Park Plaza, Suite 700	Irvine	92614	949-250-9229	John Ward	909-578-4980
46340 Avenida Tierra	978/B-6	Temecula	APN 938-170-007	>1	Low	1	933C322639	BGR 021114	Matt Ergun	same	28702 Albantes	Laguna Niguel	92677	949-388-8324	Matt Ergun	949-388-8324
21009 Grand Ave.	8															

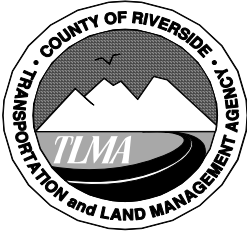
Grading Permits

Street Address	Project Location				Project Priority	No. of Stormwater Inspections	General Permit W/DID No.	Grading Permit No.	DEVELOPER INFORMATION					SITE CONTACT INFORMATION		
	Thomas Bros. No.	City	Tract Nos. or Assessor Parcel Nos. See Not B.	Acreage					Name	Contact Name	Mailing Address			Phone Number	Name (24 Hour)	Phone Number (24 Hour)
											Street Address	City	Zip			
38830 Vista Del Bosque	929/F-5	Murrieta	APN 929-120-005	>1	Low	2	933C323110	BGR 030527	Jeffrey A. Rich	same	800 Sun River	Diamond Bar	91765	000-000-0000	Jeffrey A. Rich	000-000-0000
35502 Pourroy Road		Winchester	TR 30069	>1	High	5	933C325916	BGR 020669, 030378, 031635, 031652	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	000-000-0000
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	5	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0807	Chuck Northrop	760-809-0248
45055 Adjoining Butterfield Road	980/H-3		TR 29554	>1	High	6	933S318784	BGR 020719, 030368, 030376, 040139	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3717	Jason Parks	619-954-9829
Corner Clinton Keith Rd & Smith Ranch			TR 30656	>1	High	3	933C327134	BGR 031136	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-231-7386	Kevin Brickley	714-231-7386
33810 Sattui Street		Temecula	TR 29554-3	>1	Low	4	933C324730	BGR 031478, 040138, 040617	Shea Homes	Rudy Garcia	2280 Wardlow Circle	Corona	92880	951-303-8757	Rudy Garcia	951-303-8757
23470 Catt Road		Wildomar	TR 31331	>1	Low	3	933C326052	BGR 040018	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92686	949-450-1000	Jim Hendricks	949-450-1000
Clinton Kieth & Smith Ranch Road	897/-7		TR 30734	>1	High	4	933C327134	BGR 040530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Irvine	92868	714-285-2900	Kevin Brickley	714-231-7386
34500 Winchester Road	899/E-4	Temecula	TR 29017	>1	Low	2	933S315768	BGR 000367, 031253, 031108, 030664	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Jeff Winder	951-288-3882
Pourroy & Auld	929/DE-2	Winchester	TR 28695-2	>1	Low	1	?????	?????	Ryland Homes	Jason Jones	1250 Corona Pointe Court, Suite 100	Corona	92879	951-273-3473	Bob Williams	760-802-4137
30961 Murrieta Hot Springs Road	929/D-6	Temecula	TR 29570	>1	Low	4	933S312546	BGR 020608, 031587, 040177, 040330	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-623-3700	Padro Plascencia	949-929-3302
45055 Adjoining Butterfield Road	980/H-3	Temecula	TR 29554	>1	High	7	933S318784	BGR 020719, 030368, 030376, 040139	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	619-336-3717	Jason Parks	619-954-9829
38202 Pourroy Road	929/C&D	Temecula	TR 30009	>1	High	6	933S316616	BGR 021125, 040025, 031394	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	909-279-4000	Jim DeBruyn	909-538-4915
38211 Pourroy Road	929/C,D-4,5	Temecula	TR 30384	>1	High	6	933S316616	BGR 021126, 030555, 031640	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	909-279-4000	Jim DeBruyn	909-538-4915
31200 Jean Nicholas Road	899/C-5	Winchester	TR 29202	>1	Low	4	933C322644	BGR 030192, 031366, 031561	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	Gary Roby	951-377-6220
37111 Pourroy Road	929/DE-2	Winchester	TR 28695-1	>1	Low	5	933C324554	BGR 040031, 040095	Capital Pacific Homes	Steven Moffatt	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	Gary Roby	951-377-6220
36444 Pourroy Road	929/E-1	Winchester	TR 29214	>1	High	4	933C326074	BGR 040302	Shea Homes	Rudy Garcia	2280 Wardlow Circle, Suite 200	Corona	92880	951-333-5436	Craig Greenman	714-875-5756
Clinton Keith & Smith Ranch Rd.	???		TR 30656	>1	High	4	933C327134	BGR 031136	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Kevin Brookley	714-231-7386
36011 Country Park Drive	897/H-7	Wildomar	TR 30734	>1	High	5	933C327134	BGR 040530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Kevin Brookley	714-231-7386
35100 Pourroy Road	899/E-6	Winchester	TR 29268	>1	Low	2	933S312906	BGR 000128, 031250	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	David Blasco	858-922-5193
25330 Clinton Keith Road	897/J-7		TR 29402	>1	Low	2	933S321007	BGR 000668	Van Daele Development	Steven King	2900 Adams Street, Suite C-25	Riverside	92504	951-354-2121	Alan Nygaard	909-850-3042
35889 Burgundy Court		Temecula	TR 29789	>1	Low	2	933S317907	BGR 011010, 031234, 031664	Corman Leigh Communities	Ross Yamaguchi	32823 Hwy 79 South	Temecula	92592	951-296-5070	Tony Sprott	951-538-7624
35657 Bryce Road		Winchester	TR 30110	>1	High	5	933S319094	BGR 020872, 040522, 040280	Fieldstone Communities	Bobbi McBratney	5465 Morehouse Drive, #250	San Diego	92121	858-546-8081	Dan Bricen	858-546-8081
36160 Calle De Lobo	926/H-1	Murrieta	TR 25994	>1	Low	3	933C321702	BGR 030539	Craftsmen Homes, LLC	Scott Shadix	1157 N. Red Gum Street	Anaheim	92806	909-757-7199	John Powers	714-925-4130
23470 Catt Road	897/E-7	Wildomar	TR 31331	>1	Low	3	933C326052	BGR 040018	Meeker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92686	949-450-1000	James Hendricks	949-450-1000
32815 Briggs Road	898/J-1	Menifee	TR 29259	>1	Low	3	933C318861	BGR 021166, 040141	John Laing Homes	Fred Farr	255 E. Rincon Street	Corona	92879	951-272-5100	Mark Hargrove	951-515-6274
21803 Grove Street	897/B-5	Lake Elsinore	TR 30460	>1	Low	2	933S319776	BGR 021422, 030831	Wesco Homes & Development	Shelly Olsfn	702 Randolph Ave., Suite A	Costa Mesa	92626	714-557-9004	Jim Diaz	951-232-9244
38701 Calistoga Drive	929/B-6	Murrieta	PM 30629	>1	Low	2	???????	BGR 030157	Rancho Temecula New Covenant Fellowship	Gary Martin	26109 Ynez Road	Temecula	92591	951-296-2444	Pedro Placentia	949-929-3302
33992 Temecula Creek Road	979/H-1	Temecula	TR 30448	>1	Low	2	933C323024	BGR 030994, 031410, 031530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Matt Bergman	714-231-6055
26991 Via Vueltas		Temecula	TR 29603	>1	Low	2	933C321363	BGR 031161	Craftsmen Homes, LLC	Scott Shaddix	1157 Redgum	Anaheim	92806	909-757-8199	John Powers	000-000-0000
27250 Avenida del Diablo		Temecula	PM 11437	>1	Low	2	933C326121	BGR 040209	Rich Fesler	same	9165 Candlewood Street	Rancho Cucamonga	91730	909-996-8119	John Fesler	909-996-8119
44868 Tudal Street		Temecula	TR 29554-4	>1	Med	2	933S318784	BGR 040379, 040381, 040524	K. Hovnanian	Fernando Dutra	2495 Campus Drive	Irvine	92616	949-660-1130	Monty Montgomery	909-453-8459
45159 Vine Cliff Street	646/J-3	Temecula	TR29554-5	>1	Low	2	933C324730	BGR040575	Pacific Scene Homes	Scott Brown	2505 Congress Street, #220	San Diego	92110	619-299-5112	Thad Jones	619-277-8711
32750 Briggs Road	898/J-1	Menifee	TR 29408	>1	Low	2	933S318861	BGR 041251	Richmond American Homes	Russell Borders	100 San Marcos Blvd., Ste. 100	San Marcos	92078	760-891-3600	Dave Zaminski	760-701-2470
35321 Pourroy Road	929/E-3	Winchester	PM 19681	>1	Low	2	933S312906	BGR 000335	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
30940 Murrieta Hot Springs Road	929/C-6	Murrieta	TR 29593	>1	Low	2	933S312546	BGR 000840, 01079, 020519, 020617	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-797-4400	Nino Suttle	949-254-2069
32301 Duclair Road	929/E-1	Temecula	TR 29442	>1	Low	2	933S315547	BGR 010045, 010707	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Darius Fatakia	714-285-2900
35395 Winchester Road	899/C-6	Winchester	TR 29675	>1	Low	2	933S318945	BGR 010727, 030619, 031084	Richmond American Homes	Russell Borders	100 E. San Marcos Blvd., #100	San Marcos	92069	760-891-3600	Bob Bechtold	714-412-7053
20900 Union Street	897/A-6	Wildomar	TR 30114	>1	Low	3	933C32145	BGR 030576, 040151	Keystone Communities	James Huntington	5333 Mission Center Road, #360	San Diego	92108	619-299-4855	Scott Blake	619-478-4572
38500 Sky Canyon Drive	928/J-5	Murrieta	PP 19175	>1	Low	6	???????	BGR 040208	Mammoth Equities	Lee Rotscheck	20532 El Toro Road, Suite 302	Mission Viejo	92692	949-829-6692	Virgil Schmalz	480-518-5858
45100 Redhawk Parkway	979/F-4	Temecula	PP 19277	>1	Low	2	933C327094	BGR 040375	McMillan Morgan Hill	Mark Stevens	45100 Redhawk Parkway	Temecula	92592	619-247-8968	Tom Barrigan	619-954-6314
30664 Highway 74	839/A-1	Homeland	PP 18701	>1	Low	2	933C324515	BGR 040441	Freedom Storage, LLC	Laurie Barnyak	42180 Ivy Street	Murrieta	92562	951-304-9933	Laurie Barnyak	951-304-9933
32375 Camino San Dimas	979/F-5	Temecula	TR 29734	>1	Low	2	933S316122	BGR 011201, 031512	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	951-279-4000	Jim Hoffmans	951-376-3275
46600 Redhawk Parkway	979/F-3,4	Temecula	TR 30666	>1	Low	2	933S315921	BGR 010340, 020628, 020687, 020555	Richmond American Homes	Russell Borders	100 E. San Marcos Blvd., #100	San Marcos	92069	760-891-3600	Rick Cort	760-250-3222
33810 Sattui Street		Temecula	TR 29554-3	>1	Low	5	933C324730	BGR 031478	Shea Homes	Rudy Garcia	2280 Wardlow Circle, #260	Corona	92880	951-303-8757	Bill Tucker	760-535-9670
46500 Anza Road	979/F-5	Corona	TR 23065	>1	Low	2	933C327094	BGR 010355, 010589, 010508, 010403	Centex Homes	Steven Moffatt	2280 Wardlow Cir., #150	Temecula	92880	951-279-4000	Jim Lott	909-772-5848
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	6	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0807	Chuck Northrop	760-809-0248
35502 Pourroy Road	839	Winchester	TR 30069	>1	High	6	933C323139	BGR 031652, 030378, 020669	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
36444 Pourroy Road	929/E-1	Winchester	TR 29214	>1	High	5	933C326074	BGR 040302	Shea Homes	Rudy Garcia	2280 Wardlow Circle, Suite 260	Corona	92880	951-333-5436	Craig Greenman	714-875-5756
33925 Monte Verde Road	979/H-5	Temecula	TR 29473-1,-2	70/84.3	High	5	933C325168	BGR 030792	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-623-3700	Brook Parrot	949-307-3481
36444 Pourroy Road	929/E-1	Winchester	TR 29214	>50	High	6	933C326074	BGR 040302	Shea Homes	Rudy Garcia	2280 Wardlow Circle, Suite 260	Corona	92880	951-333-5436	Craig Greenman	714-875-5756
37111 Pourroy Road	929/D,E-2	Winchester	TR 28695	>1	High	5	933S316463	BGR 010187, 010188, 010189, 040031	Warm Springs/Richland Comm.	John Schafer	4100 Newport Place, Suite 800	Newport Beach	92660	949-261-7010	John Schafer	949-261-7010 xt 107
34844 Pourroy Road	839	Winchester	TR 30069	>50	High	7	933C323139	BGR 031652, 030378, 020669	Brookfield Homes	Dale Gleed	12865 Pointe Del mar, Suite 200	Del Mar	92014	858-481-8500	Bob May	858-922-9375
35323 Pourroy Road	899/E-5	Temecula	TR 29114	>1	High	7	933S318451	BGR 020689, 020842, 021177, 030428	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0807	Rick Wildey	760-809-0385
45055 Rio Linda Road		Temecula	TR 30347	>50	High	8	933S318784	BGR 021068, 030758	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	800-781-0401	Dennis Bowman	619-520-9558
38202 Pourroy Road	929/C,D-4,5	Temecula	TR 30009	>1	High	7	933S316616	BGR 021125, 040025, 031394	Centex Homes	Steven Moffatt	2280 Wardlow Circle, #150	Corona	91720	951-279-4000		

Grading Permits

Street Address	Project Location				Project Priority	No. of Stormwater Inspections	General Permit W/DID No.	Grading Permit No.	DEVELOPER INFORMATION					SITE CONTACT INFORMATION		
	Thomas Bros. No.	City	Tract Nos. or Assessor Parcel Nos. See Not B.	Acreage					Name	Contact Name	Mailing Address			Phone Number	Name (24 Hour)	Phone Number (24 Hour)
											Street Address	City	Zip			
43876 Shady Creek	978/E-1,2	Temecula	PM 29989 Par 3	>1	Low	1	933C330816	BGR 041066	Arthur Nelson	same	27450 Ynez Road, #300	Temecula	92590	951-296-6486	Arthur Nelson	951-296-6486
43752 Shady Creek	978/E-1,2	Temecula	PM 29989 Par 1	>1	Low	1	933C330815	BGR 041097	Arthur Nelson	same	27450 Ynez Road, #300	Temecula	92590	951-296-6486	Arthur Nelson	951-296-6486
37812 Dorothy Court	930/H-4	Temecula	APN 924-060-007	>1	Low	1	933C330132	BGR 041174	Anthony & Aleyda Gurrola	same	43181 Calle Ventura	Temecula	92592	951-312-4770	Anthony Gurrola	951-312-4770
37992 Dorothy Court	930/H-4	Temecula	APN 924-060-006	>1	Low	1	933C330134	BGR 041175	Joe & Wanda Vizcaino	same	37935 Dorothy Court	Temecula	92592	951-830-9988	Joe Vizcaino	951-830-9988
32750 Briggs Road	898/J-1	Menifee	TR 29408	>1	Low	3	933S318861	BGR 041251, 041224	Richmond American Homes	Russell Borders	100 San Marcos Blvd., Ste. 100	San Marcos	92069	760-891-3600	Dave Zaminski	760-701-2470
44868 Tudal Street	979/J-3	Temecula	TR 29554-4	>1	Low	3	933S318784	BGR 040381, 040524	K. Hovnanian	Fernando Dutra	2495 Campus Drive	Irvine	92616	949-660-1130	Monty Montgomery	909-453-8459
45159 Vine Cliff Street	979/J-3	Temecula	TR 29554-5	>1	Low	3	933C324730	BGR 040575	Pacific Scene Homes	Scott Brown	2505 Congress Street, #220	San Diego	92110	619-299-5112	Thad Jones	619-277-8711
35657 Bryce Road		Winchester	TR 30110	>1	Low	6	933S319094	BGR 020872, 040522, 040280	Fieldstone Communities	Bobbi McBratney	5465 Morehouse Drive, #250	San Diego	92121	858-546-8081	Dan Bricen	858-688-1133
21803 Grove Street	897/B-5	Lake Elsinore	TR 30460	>1	Low	3	933S319776	BGR 021422, 030831	Wesco Homes & Development	Shelly Olsofn	702 Randolph Ave., Suite A	Costa Mesa	92626	714-557-9004	Jim Diaz	951-232-9244
38701 Calistoga Drive	929/B-6	Murrieta	PM 30629	>1	Low	3	933C321495	BGR 030157	Rancho Temecula New Covenant Fellowship	Pastor Gary Martin	26109 Ynez Road	Temecula	92591	951-296-2444	Dave Kaylor	909-938-5900
26991 Via Vueltas		Temecula	TR 27603	>1	Low	3	933C321363	BGR 031161	Craftsmen Homes, LLC	Scott Shaddix	1157 Redgum	Anaheim	92806	909-757-8199	John Powers	000-000-0000
38500 Sky Canyon Drive	928/J-5	Murrieta	PP 19175	>1	Low	7	?????	BGR 040208	Mammoth Equities	Lee Rotscheck	20532 El Toro Road, Suite 302	Mission Viejo	92692	949-829-6692	Virgil Schmalz	949-244-5840
31300 Algrave	899/C-6	Winchester	TR 28298	>1	Low	1	933C327476	BGR 040571	Ryland Homes	Jason Jones	1285 Corona Pointe Court	Corona	92879	951-273-3473	Bob Williams	760-802-4137
20900 Union Street	897/A-6	Wildomar	TR 30114	>1	Low	4	933C322145	BGR 030576, 040151	Keystone Communities	James Huntington	5333 Mission Center Road, #360	Wildomar	92108	619-299-4855	Eric Attkinon	951-778-4572
23470 Catt Road	897/E-7	Wildomar	TR 31331	>1	Low	5	933C326052	BGR 040018	Meecker Companies, Inc.	George Zeber	14 Hughes, Suite B-104	Irvine	92686	949-450-1000	James Hendricks	949-500-3796
37111 Pourroy Road	929/D,E-2	Winchester	TR 28695-1	>1	Low	6	933C324554	BGR 040031, 040095	Capital Pacific Homes	Mark Mullin	200 S. Main Street, Suite 300	Corona	92882	951-279-2447	Gary Roby	951-377-6220
Algere	899/C-6	Winchester	TR 28297	>1	Low	1	933C331135	BGR 040570	Ryland Homes	Jason Jones	1285 Corona Pointe Court	Corona	92879	951-273-3473	Bob Williams	760-802-4137
25085 La Estrella Street	897/H-7	Wildomar	TR 30656	>1	High	6	933C327134	BGR 031136	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Kevin Brickley	714-231-7386
Clinton Keith & Smith Ranch Rd.	897/H-7	?????	TR 30734	>1	High	6	933C327134	BGR 040530	Beazer Homes	Darius Fatakia	1100 Town & Country Rd., #100	Orange	92868	714-285-2900	Kevin Brickley	714-231-7386
31200 Jean Nicholas Road	899/C-5	Winchester	TR 29202	>1	Low	6	933C322644	BGR 030192, 031366, 031561	Capital Pacific Homes	Mark Mullin	200 S. Main Street	Corona	92882	951-279-2447	Gary Roby	951-377-6220
36533 Via Verde	960/E-4	Temecula	APN 927-660-004 Par3	>1	Low	1	933C329092	BGR 040790	same	Charles DiCarlo	31323 Via Destello	Temecula	92592	951-302-8388	Charles DiCarlo	951-302-8388
36524 Via Verde	960/E-4	Temecula	APN 927-660-004 Par 4	>1	Low	1	933C329235	BGR 040791	same	Charles DiCarlo	31323 Via Destello	Temecula	92592	951-302-8388	Charles DiCarlo	951-302-8388
17575 Hombro Lane	956/D-1	Murrieta	APN 932-300-010	>1	Low	1	933C329723	BGR 040906	Tana & Brian Fuller	same	24662 Morning Star Drive	Murrieta	92562	951-304-1143	Tana & Brian Fuller	951-304-1143
38800 Avenida Carolinas	927/B-4	Murrieta	PM 19090	>1	Low	1	933C328924	BGR 041053	Season's West, LLC	Steven Taylor	23905 Clinton Kieth #114514	Wildomar	92595	310-291-4505	Steven Taylor	310-291-4505
41210 Berkswell Lane	956/G-4	Temecula	APN 951-070-013	>1	Low	1	933C329862	BGR 041097	Christine Boeldt	same	33355 Fox Road	Temecula	92592	951-302-7349	Christine Boeldt	951-302-7349
37925 Avenida La Cresta	926/G-6	Murrieta	APN 929-290-003	>1	Low	1	933C328908	BGR 041171	Alan Peterman	same	41515 Via del Monte	Temecula	92592	951-676-0585	Alan Peterman	951-676-0585
Pourroy & Auld	929/D,E-2	Winchester	TR 28695	>1	Low	2	?????	BGR 041985, 050086	Ryland Homes	Jason Jones	1285 Corona Pointe Court	Corona	92879	951-273-3473	Rob Williams	760-802-4137
30961 Murrieta Hot Springs Road	929/D-6	Temecula	TR 29570	>1	Low	5	933S312546	BGR 020608, 031587, 040177, 040330	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-623-3700	Pedro Placentia	949-929-3302
32652 Penrose Street	TR 31175	Wildomar	TR 31175	>1	Low	2	933C326853	BGR 040263	Inland Pacific Builders	Ben Ferrari	40880 County Center Dr., Ste. C	Temecula	92590	951-296-9912	Tom Caligiuri	951-712-3728
33925 Monte Verde Road	979/H-5	Temecula	TR 29473	>1	High	6	933C325168	BGR 030792	Pulte Home Corp	Angie Bartel	2 Technology Drive	Irvine	92618	949-623-3700	Brook Parrot	949-307-3481
31993 Thompson Road	899/D,E-7	Murrieta	TR 29875	>1	Low	4	933C322910	BGR 020022, 030246, 031356, 021329	Sheffield Homes	William Oloughlin	3400 Central Ave., Suite 325	Riverside	92506	951-682-5352	Mike Igo	909-376-6880
Palomar Road	927	Wildomar	TR 30839	>1	Low	4	933C324054	BGR 030989	BEG, LLC/RCM Homes	Dee Snow	P.O. Box 2990	Newport Beach	92660	949-833-2748	Doug Sweaney	949-355-6787
Palomar Road	927	Wildomar	TR 30939	>1	Low	4	933C324054	BGR 030990	BEG, LLC/RCM Homes	Dee Snow	P.O. Box 2990	Newport Beach	92660	949-833-2748	Doug Sweaney	949-355-6787
30033 Technology Drive	929/A-5	Murrieta	PP 18427	>1	Low	4	933C326960	BGR 031354	Valley View Commerce Center, LLC	Beverly Search	41623 Margarita Road, #100	Temecula	92591	951-491-6301	Doug Mitchell	000-000-0000
29955 Technology Drive	928/J-5	Murrieta	TR 23248/PP 18646	>1	Low	4	933C324740	BGR 031376	Beta Winchester	Randy Weissner	1310 Sheridan Ave	Escondido	92025	760-789-1245	Rollie Kune	619-921-7257
29732 Haun Road	868/D-2	Menifee	PP 18681	>1	Low	3	933C326807	BGR 031608	Ed Anderson	same	P.O. Box 891059	Temecula	92589	951-694-3252	Rick Baker	951-970-3470
38375 Innovation Court	928/J-5	Temecula	PP 18371	>1	Low	1	933C327224	BGR 040612	Goodman Development	Scott Goodman	17032 Palmdale Street, Unit B	Huntington Beach	92647	714-842-5370	Tom Stanley	949-683-3172
38311 De Portola Road	960/F-3	Temecula	PP 18776	>1	Low	2	933C327786	BGR 040652, 040651	Stage Ranch Farm Management	same	P.O. Box 1371	Temecula	92593	951-296-6040	Stage Ranch Farm Mgmt	951-296-6040
36160 Calle De Lobo	926/H-1	Murrieta	TR 25994	>1	Low	4	933C321702	BGR 030539	Craftsmen Homes, LLC	Scott Shaddix	1157 N. Red Gum Street	Anaheim	92806	909-757-8199	John Powers	951-925-4130
34590 Calle Arnez	960/A-7	Temecula	PP 17731	>1	Low	1	933C326315	BGR 031537	Imani Temple of Temecula-c/o Guerth & Assoc.	Ken Posey	7612 Griffith Ave.	Highland	92346	909-289-8096	Ken Posey	909-289-8096
34800 Monte Vista	897/C-3	Wildomar	PP 18717	>1	Low	1	933C326094	BGR 040068	RCM, LLC	Ron Holliday	41386 Blue Bonnet Court	Murrieta	92562	951-696-1170	Matt	909-553-0275
38720 Sky Canyon Drive	929/A-6	Murrieta	PP 19036	>1	Low	4	933C327322	BGR 040574	MDI West	Jeff Morris	1139 Camino Del Mar	Del Mar	92014	858-481-2648	Jim Chambers	858-518-4381
34500 Winchester Road	899/E-4	Temecula	TR 29017	>1	Low	4	933S315768	BGR 000367, 031253, 031108, 030664	Barratt American	Michael Armstrong	5950 Priestly Drive	Carlsbad	92008	760-431-0800	Jeff Winder	951-288-3882
33672 Temecula Creek	979/H-1	Temecula	TR 29031	>1	Low	4	933S319569	BGR 021164, 031231, 030430, 030948	Woodside Homes of CA, Inc.	Paul Kross	23121 Antonio Parkway, #120	Rancho Santa Margarita	92688	949-858-4980	Josh Moreland	951-712-3728
33991 Temecula Creek Road	979/H-1	Temecula	TR 30052	>1	Low	4	933C317225	BGR 030086, 040140, 030431	Warmington Homes	James Skinner	3090 Pullman Street, Suite A	Costa Mesa	92626	714-557-5511	Richard Bolling	909-302-3338
38830 Sky Canyon Drive	929/A-6	Murrieta	PP 18149	>1	Low	1	933C326713	BGR 040078	Church of Jesus Christ of Latter Day Saints	Curtis Yeager	4347 Ridge Park Drive, Suite C	Temecula	92590	951-506-4085	Tim Burton	909-208-7732
45055 Rio Linda Road		Temecula	TR 30347	>50	High	8	933S318784	BGR 021068, 030758	McMillan Morgan Hill	Dennis Bowman	2727 Hoover Ave.	National City	91950	800-781-0401	Dennis Bowman	619-520-9558
22990 Clinton Keith Road	927/F-1	Wildomar	PM 22776	>1	Low	4	933S310584	BGR 000547	C.W. Clerk, Inc.	Steven Warfield	4180 La Jolla Village Drive, Suite 405	La Jolla	92037	858-452-7170	Steven Warfield	858-452-7170
2185 Faraday Ave., #120	897/H-3	Wildomar	TR 23445	>1	Low	7	933S311537	BGR 000548, 031497, 031498	Heritage Home Builders	James Odle	2185 Faraday Ave., #120	Carlsbad	92008	760-603-3277	Shaun Reden	760-559-4510
25500 Clinton Keith Road	898/A-7	Murrieta	TR 22948	>1	Low	1	933S319739	BGR 020918	KB Home Coastal, Inc.	Michael Freeman	26201 Ynez Road, #104	Temecula	92591	951-587-3300	Troy Juve	951-757-0839
24931 Elizabeth Lane	927/H,I-1&2	Wildomar	PP 16989	>1	Low	4	933S319107	BGR 020964	Oak Creek Apts./Wildomar, LP	Charles Heers	3930 Howard Hughes Pkwy., Suite 340	Las Vegas, NV	89109	702-792-9131	Jesse Heers	951-300-6103
33664 Harvest Way East		Wildomar	TR 23445-1	>1	Low	2	pending	BGR 041827	Artisan Harvest, LLC	Dee Callegos	160 S. Cypress Street, Suite 100	Orange	92566	949-474-1353	Norm Haight	714-906-5071
32750 Briggs Road	898/J-1	Menifee	TR 29408	>1	Low	4	933S318861	BGR 041251, 041224	Richmond American Homes	Russell Borders	100 San Marcos Blvd., Ste. 100	San Marcos	92078	760-891-3600	Rick Cort	760-250-3222
31200 Benton Road		Winchester	TR 31007	>1	Low	2	933C324382	BGR 031568	KB Homes	Stephen Bills	12235 El Camino Real, #100	San Diego	92130	760-509-2000	Jim Kitchens	858-864-2168
Innovation Ct.	929/A-5	Winchester	PP 18439	>1	Low	3	933C325222	BGR 031453	Robert Miller	same	13861 Danielson Street	Poway	92064	951-506-1464	Tom Stanley	949-683-3172
36310 Inland Valley	927/G-1	Wildomar	PP 18049	>1	Low	5	933C324733	BGR 031221	Stonebridge Development	Chad George	3525 Lomita Blvd., #200	Torrance	92505	310-325-1330	David Wendorff	310-325-1330 xt 106
31993 Thompson Road		Murrieta	TR 29875-3	>1	Low	3	933C322910	BGR 031053	Seacall Management, Inc.	Ed Barlow	11260 El Camino Real, #200	San Diego	92130	858-794-2400	Sean Grey	

APPENDIX G
Construction Site Inspection Forms



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



**Building and Safety Department
Stormwater Compliance Verification Sheet**

Tract/Plot Plan No: _____

Date Verification: _____

1. A) Grading Permit No: _____

By: _____

B) WDID Number: _____

APN: _____

Size/Site (Acres Disturbed): _____

Per: _____

Weather Conditions: _____

Site Inspection Priority Level*:

Thomas Brothers Coordinates: _____

Low Med. High

Project Owner/Applicant: _____

Site Address: _____

Contact Person for Emergencies: _____

Contact Person 24-Hour Phone Number:(____) _____

Yes No

2. Storm Water Pollution Prevention Plan:

- ____ ____ A) SWPPP found on site ?
- ____ ____ B) SWPPP is being installed according to actual construction progress ?
- ____ ____ C) SWPPP includes sufficient BMPs to ensure erosion and sediment will be realistically controlled ?

3. Best Management Practices:

- ____ ____ A) BMPs installed per the site SWPPP ?
- ____ ____ B) BMPs in place for various subcontractor trades, PCC cleanout, material storage, waste storage.
- ____ ____ C) Overall are site BMPs effective ?
- ____ ____ D) Effective combination of erosion and sediment controls on site ?
- ____ ____ E) BMPs installed per construction progress ?

4. Site Erosion Control Measures:

- ____ ____ A) Erosion manufactured and/or denuded natural slopes ?
- ____ ____ B) Erosion control BMPs installed in accordance with the site SWPPP ?

5. Site Sediment Control Measures:

- ____ ____ A) Construction site sediment present outside permit site or present on the site in an area that requires protection ?
- ____ ____ B) Evidence construction site sediment buildup on County maintained streets, downstream storm drains and/or drainage ways?
- ____ ____ C) Evidence of track out observed on surface streets adjoining the project site ?
- ____ ____ D) Sediment controls installed and maintained in accordance with the site SWPPP ?

6. Illegal/Illicit Discharges:

- ____ ____ A) Evidence that structural controls are breached or failed under storm events of minor intensity ?
- ____ ____ B) Evidence that active non-storm water discharges or potential illicit connections or illegal discharges to the streets or storm drains ?

7. Per RWQCB requirements Applicant, Contractor, Developer, Property Owner Stormwater Pollution Prevention Training:

- ____ ____ A) Onsite contractors and subcontractors receive construction activity water quality impact training.

8. Site Violation(s) Notification:

- A. Verbal By: _____ Date/Time Issued: _____
- B. Written By: _____ Date/Time Issued: _____
- C. Notice of Violation By: _____ Date/Time Issued: _____
- D. Stop Work Order By: _____ Date/Time Issued: _____
- E. Other Action: _____ Date/Time Taken: _____

Comments: _____

9. Date Regional Water Board Notified: _____

**MUNICIPAL INSPECTION CHECKLIST
FOR A CONSTRUCTION ACTIVITY**

Date: _____

Time: _____

Site: _____

Permit No.: _____

Inspector's Name: _____

Site Operator's Name: _____

Pollution Prevention Plan:

- The plan is on site
- Required revisions attached to plan
- Inspection reports attached to plan

Discharge Locations:

- Outlet free of obstructions
- Absence of sediment build-up
- Absence of undermining of structure
- Sediments are being maintained on site
- Erosion controls installed properly
- Turbidity level acceptable
- Turbidity barrier functioning

Comments:

Disturbed Areas (stabilization measures):

- Grading Graded areas free of debris (rocks, roots, trash, etc.)
- Rough grading temporarily seeded/Final grading seeded or sodded
- Hay Bales installed per design & specifications
- free of accumulated sediments
- trenched in, back filled and compacted
- replaced where rotten or saturated
- Silt Fence installed without gaps between bales
- installed per design & specifications (fabric, wire, stakes, spacing, etc.)
- bottom trenched in a minimum of 4 inches
- free of splicing between sections
- secured adequately (cannot be pulled out with one hand)
- free of accumulated sediments
- fabric and stakes in good condition
- Swales stabilized
- free of sediment or debris
- free of ponding
- constructed at design elevation

Vehicle Ingress/Egress Locations:

- Built per design, specifications and stabilized
- Maintenance is being performed (raking, adding more stone, etc.)
- Use of wash rack and proper discharge of wash water
- Affected street(s) swept to remove excess stones and sediments

Comments:

**MUNICIPAL INSPECTION CHECKLIST
FOR A CONSTRUCTION ACTIVITY**

Materials Storage Areas:

- Debris and stock piles maintained properly
- Materials stored properly
- No evidence of spills
- Secondary containment of on-site fueling tanks
- Spill response equipment and materials on site

Structural Control Devices:

- Sediment traps used and installed properly
- Stormwater Basins constructed to proper elevation and side slopes
- Flooding absent around or within inlet
- Inlet free of erosion
- Inlet free of debris and/or sediment
- Inlet at design elevation
- All hardware and equipment installed per design
- Perimeter berm at design elevation
- Perimeter berm compacted and stabilized

Other:

- Dewatering operation per plan and discharge free of turbidity
- Sanitary facilities maintained properly
- Original permitted plans implemented without major change(s)
- Offsite area(s) free of impact(s) due to construction
- Litter control

Comments:

Additional Comments:

Enforcement Action:

Inspector's Signature: _____ **Date:** _____

APPENDIX H
Industrial and Commercial Facility Inventory

**COUNTY OF RIVERSIDE
INVENTORY OF INDUSTRIAL COMMERCIAL FACILITY INSPECTIONS
SANTA MARGARITA REGION**

FACILITY GENERAL INFORMATION						WDID No. (Gen. Permit)	MUNICIPAL PERMITS	Activity No.	PRIORITY
Facility Name (dba) See Note A.	Facility Location			Facility SIC Code	{DEH} Facility No.		Low, Medium or High		
	Street Address	City	Zip		Watershed				
Aguanga General Store	45560 Hwy 79	Aguanga		Santa Margarita River		34212	1624	Low	
Aguanga Village Feed & Bait	42755 Hwy 79	Aguanga		Santa Margarita River		31646	1625	Low	
Advantage Technology Inc.	40225 Reed Valley Rd	Aguanga		Santa Margarita River				Low	
Aircraft Hangar	49275 Flight Line Wy	Aguanga		Santa Margarita River	4851			Medium	
Cottonwood Fire Station #52	44222 Sage Rd	Aguanga		Santa Margarita River	9224			Medium	
Cottonwood School	44260 Sage Road	Aguanga		Santa Margarita River	8299	34682	1632/1633	Low	
General Store "Oak Springs RV"	38901 Reed Valley Rd	Aguanga		Santa Margarita River				Low	
Miss Kitty's	42755 Hwy 79 S.	Aguanga		Santa Margarita River		32523	1624	Low	
Sundance International	43425 Sage Road	Aguanga		Santa Margarita River		86978		Medium	
Di-Ko Growers	38695 Hwy 79	Aguanga	92536	Santa Margarita River				Medium	
Shamrock Sand and Rock	41751 Hwy 79	Aguanga	92302	Santa Margarita River	3273			Medium	
Sunny Hills Towing	42500 Sage Road	Aguanga	92536	Santa Margarita River				Low	
El Valle Auto Parts	56621 Hwy 371	Aguanga		Santa Margarita River				Low	
Lake Riverside Estates Assn.	41610 Lakeshore Blvd	Aguanga		Santa Margarita River	7200	84467		Low	
Lakeside Café & Market	45525 Hwy 79 South	Aguanga		Santa Margarita River		40589	1625	Low	
Outdoor Resort Rancho California Inc	45525 Hwy 79	Aguanga		Santa Margarita River				Low	
Point X Camp	38901 Reed Valley Rd	Aguanga		Santa Margarita River				Low	
Stagecoach Inn	43851 Hwy 79 South	Aguanga		Santa Margarita River	7033	32521	1625	Low	
Anza Gas Service	38471 N. Kirby Rd	Anza		Santa Margarita River				Medium	
Anza Landfill	40329 Terwilliger Rd	Anza		Santa Margarita River				Medium	
Anza Muffler & Brake	38955 Contreras Rd	Anza		Santa Margarita River				Medium	
Anza Transfer Station	40329 Terwilliger Rd	Anza		Santa Margarita River				Medium	
Amart Gas	56245 Hwy 371	Anza		Santa Margarita River	100	37953	1624	Medium	
Agri Empire Home Ranch	57720 Hwy 371	Anza		Santa Margarita River				Medium	
Anza Electric Coop.	58470 Hwy 371	Anza		Santa Margarita River				Medium	
Anza Valley Market	56555 Hwy 371	Anza		Santa Margarita River		35140	1626	Low	
Anza Valley VFW Post 1873	59011 Baily Rd.	Anza		Santa Margarita River		32316	1624	Low	
Cahuilla Market	53071 Hwy 371	Anza		Santa Margarita River		34110	1624	Low	
Circle K #736	56621 Hwy 371	Anza		Santa Margarita River	5541	34130	1625	Low	
Ciros	57331 Hwy 371	Anza		Santa Margarita River		32237	1625	Low	
Dairy Queen	56265 Hwy 371	Anza		Santa Margarita River		42096	1624	Low	
Fairway Farm	42250 Terwilliger Rd	Anza		Santa Margarita River	100			Low	
Peter I Paik DDS	56565 Hwy 371	Anza		Santa Margarita River				Low	
Hamilton High School	57550 Mitchell Ave	Anza		Santa Margarita River		40344	1632	Low	
Hamilton High School F.Ball Snack	57430 Mitchell Ave	Anza		Santa Margarita River		39197	1623	Low	
Hamilton School	57430 Mitchell Ave	Anza		Santa Margarita River		82091		Low	
Hamilton School	57550 Mitchell Rd.	Anza		Santa Margarita River		34427	1632	Low	
Holmberg Automotive	56040 Hwy 371	Anza		Santa Margarita River				Medium	
J.F. Shea Construction	56245 Hwy 371	Anza		Santa Margarita River				Medium	

**COUNTY OF RIVERSIDE
INVENTORY OF INDUSTRIAL COMMERCIAL FACILITY INSPECTIONS
SANTA MARGARITA REGION**

FACILITY GENERAL INFORMATION						WDID No. (Gen. Permit)	MUNICIPAL PERMITS	Activity No.	PRIORITY
Facility Name (dba) See Note A.	Facility Location				Facility SIC Code		{DEH} Facility No.		Low, Medium or High
	Street Address	City	Zip	Watershed					
Kampanza General Store	41560 Terwilger	Anza		Santa Margarita River			34157	1624	Low
Skips Anza Valley Liquor	56376 Hwy 371	Anza		Santa Margarita River			34805	1624	Low
Texaco Mini Mart	58581 Hwy 371	Anza		Santa Margarita River			39572	1624	Medium
The Outpost	56400 Hwy 371	Anza		Santa Margarita River			32525	1624	Low
Outback Café	58581 Hwy 371	Anza		Santa Margarita River					Low
Tumbleweed Junction	58581 Hwy 371	Anza		Santa Margarita River			35083	1625	Low
Trinity Anza	36401 Tripp Flats	Anza		Santa Margarita River			32469	1625	Low
Valley Auto	58581 Hwy 371	Anza	92539	Santa Margarita River	7538		82597		Medium
Wilson Auto Repair	37750 N Aurora Ln	Anza		Santa Margarita River	7538				Medium
Tulcuate Springs RV Resort	41601 Benton Rd	Anza		Santa Margarita River				1624	Low
Albertson's #6735	23893 Clinton Keith Rd.	Wildomar		Santa Margarita River			41891	1626	Low
Arco #5644/Prestige Stations Inc., #531	33986 Orange St	Wildomar		Santa Margarita River	5541				
Bear Valley Ranch Market	32457 Clinton Keith #111	Wildomar		Santa Margarita River			33103	1625	Low
Bear Creek Service Station, Inc	36068 Hidden Springs Rd	Wildomar		Santa Margarita River					
Brown Middle School	21861 Grand Ave.	Wildomar		Santa Margarita River			39474	1632	Low
KA Management Inc./Chevron	23805 Clinton Keith Rd.	Wildomar		Santa Margarita River	5541		42287	1625	Medium
Cal Lutheran High School	31970 Central Ave.	Wildomar		Santa Margarita River			41903	1624	Low
Decorative Concrete By Deco Inc	34315 Mission Trail	Wildomar		Santa Margarita River					
IMM Auto Repair Inc	21299 Palomar Rd	Wildomar		Santa Margarita River	7538				Medium
J & S Market	24165 Palomar St.	Wildomar		Santa Margarita River			37002	1625	Low
Kwik Stop Market & Liquor	32395 Clinton Keith #101	Wildomar		Santa Margarita River			36393	1625	Low
McDonald's	36110 Old Oak Drive	Wildomar		Santa Margarita River			41504	1625	Low
Millie Luce Restaurant	32475 Clinton Keith Rd.	Wildomar		Santa Margarita River			39577	1625	Low
Pam's Donuts	21465 Palomar St.	Wildomar		Santa Margarita River			32987	1624	Low
Raised Donuts & Bagels	32475 Cliton Keith	Wildomar		Santa Margarita River			38181	1625	Low
Stadium Pizza	32395 Clinton Keith	Wildomar		Santa Margarita River			36396	1624	Low
Staff Produce	21465 Palomar Rd	Wildomar		Santa Margarita River			41243	1625	Low
Starbuck's Coffee	23823 Clinton Keith Rd. #101	Wildomar		Santa Margarita River			42100	1624	Low
Subway	23975 Clinton Keith Bldg C-118	Wildomar		Santa Margarita River			41675	1624	Low
USA Gasoline	23905 Catt Rd	Wildomar		Santa Margarita River					Medium
VP Racing Fuels Inc	34283 Monte Vista	Wildomar		Santa Margarita River					Medium
Wildomar Valley Feed & Supply	32370 Central Ave	Wildomar		Santa Margarita River					Medium
Bum Steer Restaurant	33040 Simpson Road	Winchester		Santa Margarita River			36436	1325	Low
Chris Burgers	28325 Winchester Rd.	Winchester		Santa Margarita River			32874	1624	Low
Dedazio's	28314 Winchester Road	Winchester		Santa Margarita River			32621	1625	Low
Defazio's Rest. & Dance Hall	28314 Winchester Rd.	Winchester		Santa Margarita River			32621	1625	Low
Diamond Valley Market & Liquor	33040 Simpson Rd.	Winchester		Santa Margarita River			36414	1625	Low
Lake Skinner Café & Gen Store	37701 Warren Road	Winchester	92596	Santa Margarita River			34200	1625	Low

**COUNTY OF RIVERSIDE
INVENTORY OF INDUSTRIAL COMMERCIAL FACILITY INSPECTIONS
SANTA MARGARITA REGION**

FACILITY GENERAL INFORMATION						WDID No. (Gen. Permit)	MUNICIPAL PERMITS		PRIORITY
Facility Name (dba) See Note A.	Facility Location			Facility SIC Code	{DEH} Facility #		Activity #	Low, Medium or High	
	Street Address	City	Zip			Watershed			
Louie's Smoke & Coffee Shop	28539 Winchester Rd	Winchester		Santa Margarita River			32389	1624	Low
Winchester Elementary School	28751 Winchester Road	Winchester		Santa Margarita River			34481	1632	Low
Winchester Farms	27400 Winchester Road	Winchester		Santa Margarita River			39174	1625	Medium
Winchester Feed Store	28543 Winchester Road	Winchester		Santa Margarita River			37432	1623	Low
Winchester Gas & Grocery	28340 Hwy 79	Winchester		Santa Margarita River			34190	1624	Low
Winchester Store	28535 Winchester Road	Winchester		Santa Margarita River			34229	1625	Low
Winchester VFW	28780 Whittier Ave	Winchester		Santa Margarita River			39499	1624	Low
Winchester Wild West Show	32150 Grand Ave	Winchester		Santa Margarita River			38952	1624	Low
MWD Lake Skinner	33740 Barel Rd.	Winchester	92596	Santa Margarita River					Low