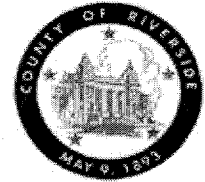


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

903B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 5, 2010

SUBJECT: CHANGE OF ZONE NO. 7725 / TENTATIVE PARCEL MAP NO. 36128 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer/ Representative: Temecula Engineering Consultants – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Southeasterly of Via Vaquero Road, westerly of Via Santa Rosa – 22.2 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – **REQUEST:** the Change of Zone proposes to amend the zoning for the site from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). The Tentative Parcel Map is a Schedule "H" subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres. – APN: 939-130-005.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42185**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7725**, amending the zoning classification for the subject property from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10) in accordance with the Exhibit #3; subject to ordinance adoption by the Board of Supervisors; and,

Ron Goldman
Planning Director

Initials:
RG:vg

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Tina Grande

☒ Policy

☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7725 / TENTATIVE PARCEL MAP NO. 36128** – Intent to Adopt
a Mitigated Negative Declaration

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 36128**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER JUNE 2, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.5: CHANGE OF ZONE NO. 7725 / TENTATIVE PARCEL MAP NO. 36128 -**
Intent to Adopt a Mitigated Negative Declaration - Applicant/Engineer/ Representative: Temecula Engineering Consultants - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Southeasterly of Via Vaquero Road, westerly of Via Santa Rosa - 22.2 Gross Acres - Zoning: Residential Agriculture - 20 Acre Minimum (R-A-20) - **APN: 939-130-005 -** (Quasi-judicial)
- II. PROJECT DESCRIPTION**
The Change of Zone proposes to amend the zoning for the site from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). The Tentative Parcel Map is a Schedule H subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Matt Straite, Ph: (951) 955-8631 or E-mail mstraite@rctlma.org
- The following spoke in favor of the subject proposal:
Stan Heaton, Applicant's Representative, 29377 Rancho California Rd., Suite 202, Temecula, CA 92591
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42185**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7725**, amending the zoning classification for the subject property from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10) in accordance with the Exhibit #3, subject to ordinance adoption by the Board of Supervisors; and,
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 36128**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: June 2, 2010

CHANGE OF ZONE NO. 7725
TENTATIVE PARCEL MAP NO. 36128
E.A. Number: 42185
Applicant/Engineer: Temecula Engineering Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7119 proposes to amend the current zoning of 21.56 gross acres from Residential Agriculture- 20 Acre Minimum (R-A-20) to Residential Agricultural- 5 Acre Minimum (R-A-10).

TENTATIVE PARCEL MAP NO. 36128 a Schedule "H" subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres.

The proposed project is located in the Southwest Area Plan, more specifically southeasterly of Via Vaquero Road, westerly of Via Santa Rosa.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 acre minimum) |
| 2. Proposed Zoning (Ex. #3): | Residential Agricultural- 10 Acre Minimum (R-A-10) |
| 3. Surrounding Zoning (Ex. #3): | To the south is Residential Agricultural- 20 Acre Minimum (R-A-20), to the east and north is Residential Agricultural -5 Acre Minimum (R-A-5) and to the west is Residential Agriculture- 10 Acre Minimum (R-A-10). |
| 4. Existing Land Use (Ex. #1): | Agricultural Groves |
| 5. Surrounding Land Use (Ex. #1): | Single family residences to the north and vacant land to the south, east and west |
| 6. Project Data: | Total Acreage: 22.2 gross acres
Total Proposed Lots: 2
Proposed Min. Lot Size: 10 acres
Schedule: H |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42185**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7725**, amending the zoning classification for the subject property from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10) in accordance with the Exhibit #3; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36128**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- 10 Acre Minimum (R-A-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies.
3. The proposed residential parcels with a minimum of ten (10) acres, are permitted in the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) designation.
4. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum).
5. The zoning for the subject site is Residential Agricultural- 20 Acre Minimum (R-A-20). The project proposes to change the zoning from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10).
6. The proposed residential subdivision is consistent with the development standards set forth in the Residential Agricultural- 10 Acre Minimum (R-A-10) zone.

7. The project site is surrounded by properties which are zoned Residential Agricultural- 20 Acre Minimum (R-A-20) to the south, to the east and north is Residential Agricultural -5 Acre Minimum (R-A-5) and to the west is residential Agriculture- 10 Acre Minimum (R-A-10).
8. There are single family residences and agricultural uses within the vicinity of the proposed project.
9. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan, Cell 7352 and has completed HANS (HANS No. 1940) with no conservation required.
10. Environmental Assessment No. 42185 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology and Water Quality
 - e. Utility/Service Systems

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Agriculture Preserve;
 - c. Farmland of Local Importance;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District; and,
 - b. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number: 939-130-005
5. This project was filed with the Planning Department on 6/25/09
6. This project was reviewed by the Land Development Committee 2 times on the following dates August 6th 2009 and January 7th, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$12,969.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07725 PM36128

VICINITY/POLICY AREAS

Supervisor Buster
District 1

Date Drawn: 1/26/2010
Vicinity Map



Zoning Area: Rancho California
Township/Range: T8SR3W

Section: 15

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use designations than the existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-6277 (Eastern County) or website at <http://newplan.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 939-13
Thomas Bros. Pg. 978 E3 & F3
Edition 2009

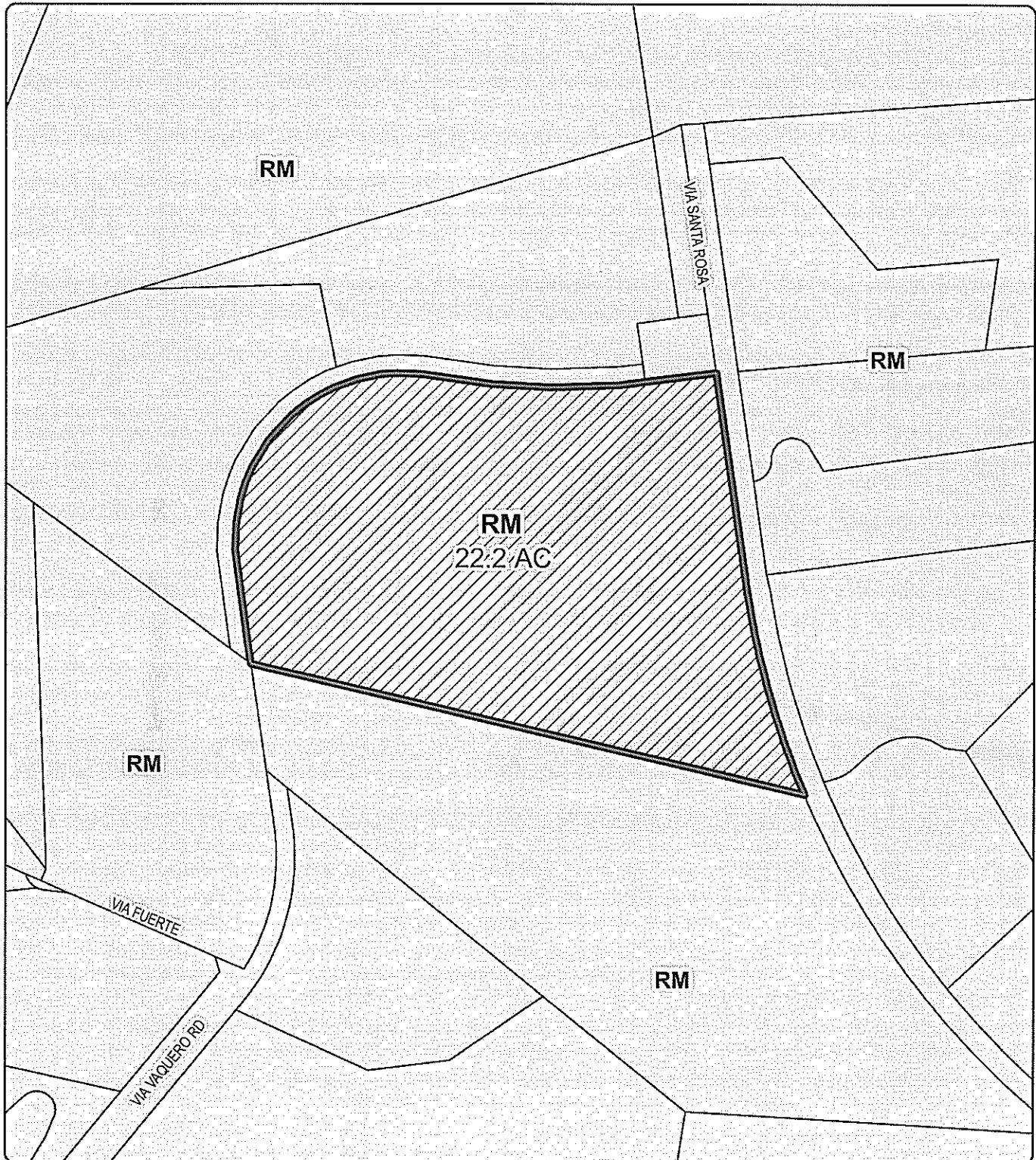
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07725 PM36128

EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 1/26/2010
Exhibit 5



Zoning Area: Rancho California
Township/Range: T8SR3W
Section: 15



Assessors Bk. Pg. 939-13
Thomas Bros. Pg. 978 E3 & F3
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07725 PM36128

Supervisor Buster
District 1

LAND USE

Date Drawn: 1/26/2010
Exhibit 1



Zoning Area: Rancho California
Township/Range: T8SR3W
Section: 15

Assessors Bk. Pg. 939-13
Thomas Bros. Pg. 978 E3 & F3
Edition 2009



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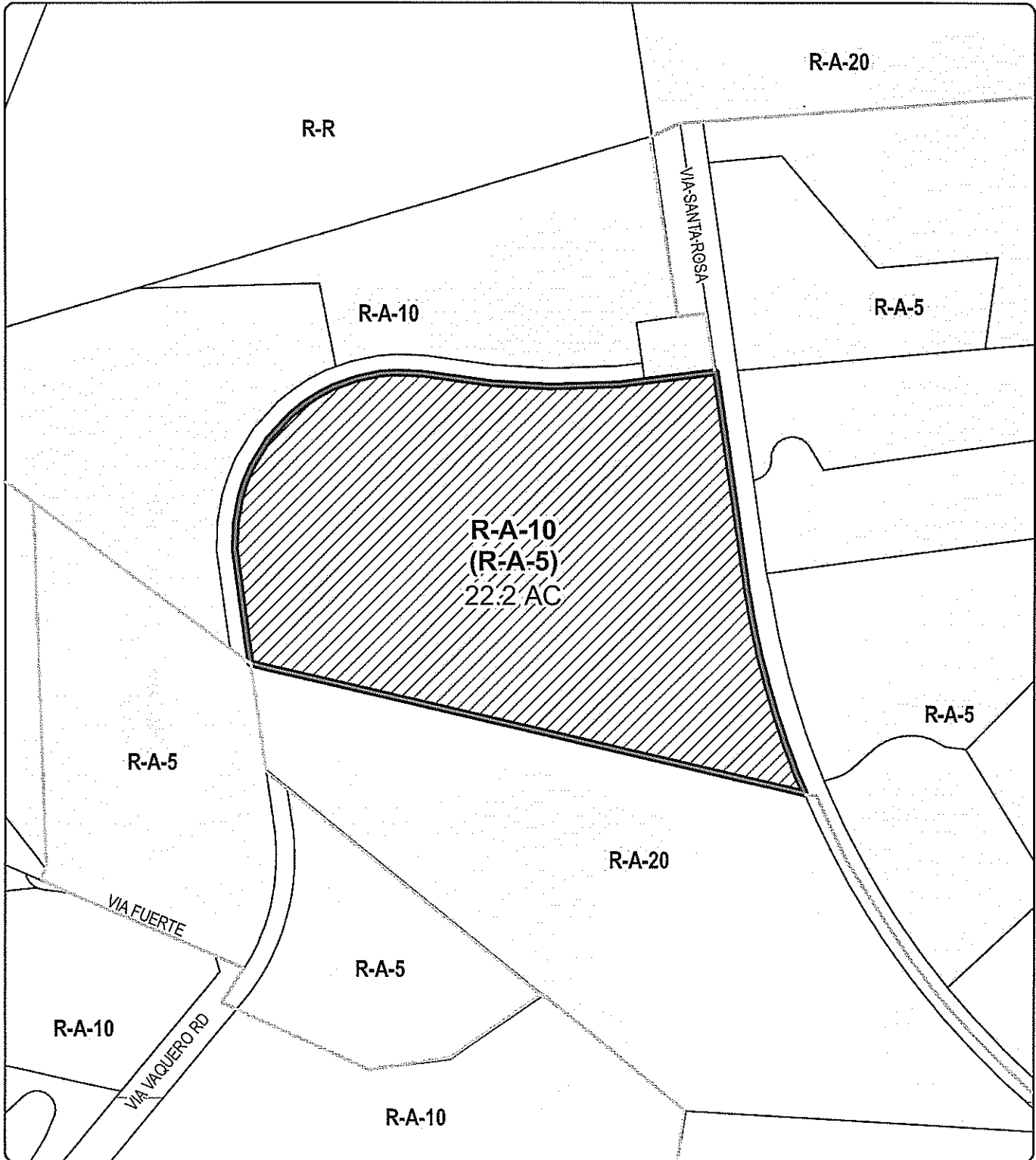
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07725 PM36128

PROPOSED ZONING

Supervisor Buster
District 1

Date Drawn: 1/26/2010
Exhibit 3



Zoning Area: Rancho California
Township/Range: T8SR3W
Section: 15

Assessors Bk. Pg. 939-13
Thomas Bros. Pg. 978 E3 & F3
Edition 2009



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42185

Project Case Type (s) and Number(s): Change of Zone No. 7725, Tentative Parcel Map No. 36128

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92505

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-8631

Applicant's & Engineer's Name: Temecula Engineering Consultants

Applicant's & Engineer's Address: 29377 Rancho California Road Unit 202 Temecula CA

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7119 proposes to change the zoning of 21.56 gross acres from Residential Agriculture- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10).

TENTATIVE PARCEL MAP NO. 36128 a Schedule "H" subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres

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

C. Total Project Area: 22.2 Gross Acres

Residential Acres: 22.17

Lots: 2

Units: 2

Projected No. of Residents: 6

Commercial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 939-130-005

E. Street References: The proposed project is located Southeasterly of Via Vaquero Road, westerly of Via Santa Rosa.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 15, Township 8 South, Range 3 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located within the Southwest Area of the Riverside County Integrated Project. More specifically the project is located within the Santa Rosa Plateau/De Luz area. The majority of the proposed project site currently contains an avocado orchard. A small portion of the project site consists of slopes of 25 percent or greater. A blue-line stream traverses to the east of the project site. This area has historically supported agricultural cultivation and is now transitioning into estate residential uses. Surrounding the project is large-lot, estate residences with ancillary agricultural cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is located in the Southwest Area Plan of the RCIP. The General Plan Land Use Designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project is located in the Santa Rosa Plateau/De Luz Policy Area.
2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses, floodplains, and will preserve any oak trees which are located on the site.
4. **Safety:** The proposed project is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement required fire safety standards.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4). Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The project proposes residential uses, which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM) (10 Acre Minimum)

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

F. Policy Area(s), if any: Santa Rosa Plateau / De Luz Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Southwest Area to the north, east, south, and west
2. **Foundation Component(s):** Rural to the north, east, south, and west
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west
4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area to north, east, west and south

H. Adopted Specific Plan Information

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

I. **Existing Zoning:** Residential Agricultural – 20 Acre Minimum (R-A-20)

J. **Proposed Zoning, if any:** Residential Agricultural – 10 Acre Minimum (R-A-10)

K. **Adjacent and Surrounding Zoning:** To the south is Residential Agricultural- 20 Acre Minimum (R-A-20), to the east and north is Residential Agricultural -5 Acre Minimum (R-A-5) and to the west is residential Agriculture- 10 Acre Minimum (R-A-10).

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 checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input checked="" 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 checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" 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

April 1, 2010
Date

Matt Straite
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. The Project is not visible from Interstate 15, and will not have an impact on Scenic Highways.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-density development in addition to the agricultural cultivation which permeates the vicinity. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The project proposes grading or ground-disturbing activities to support four building pads, associated driveways, and septic systems. However the visual impacts of grading will not be significant on this site due to vegetative screening. There will be a less than significant impact with mitigation to scenic resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655

Findings of Fact: The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project located approximately 23.22 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.23). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Description

Findings of Fact:

a-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to Riverside County Land Information System (GIS database), the project is located on a parcel which is designated as Locally Important Farmland. The project will convert portions of the proposed lots to a non-agricultural use. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the 2003 Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and farmland of statewide importance remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted the findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) According to RCLIS, the project is not located within an Agricultural Preserve.

c) According to GIS, the project is not located within 300 feet of property which is zoned primarily for agricultural purposes.

d) As stated in Finding of Fact 4a, the proposed project is designated as Unique Farmland. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

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b) Violate any air quality standard or contribute

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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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)?

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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?

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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?

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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?

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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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Environmental Programs Department Review, PDB05472 - "MSHCP Compliance Report" dated September 8, 2008, prepared by Paul Principe, HANS No. 1940, site visit, Riverside County GIS

Findings of Fact:

a) The proposed project is located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell number 7352. The project was processed through the Habitat Acquisition and Negotiation Strategy (HANS) and no conservation was required. However, the onsite watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riparian/riverine habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourses as an area not to be disturbed (Conditions of Approval 50.EPD.1 through 50.EPD. 2). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant after mitigation.

b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse affect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

c) Based on the review conducted by EPD, the land division will not 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. The areas mapped as "Environmental Constraint Area" shall be preserved and all disturbances shall be avoided within this area. This mitigation will reduce impacts to sensitive species as defined by EPD; thus, impacts are expected to be less than significant.

d) With avoidance of the natural watercourse, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.

e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.2). Therefore, impacts are considered less than significant with mitigation incorporated. Temporary fencing will be required during construction activities; however, no permanent fencing is required (Condition of Approval 60.EPD.3)

f) The Environmental Programs Department nor hydrology maps identified the natural watercourse as federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other means. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

g) The subject property does not contain any Oak Trees; therefore, no impacts will result from project implementation.

Mitigation:

The following mitigation measures will be required:

1. The land divider shall prepare an Environmental Constraints Sheet (ECS) delineating areas that will be constrained (Condition of Approval 50.EDP.1 through 50.EDP.2).
 - a. No disturbances may occur within the boundaries of the constraint areas.
 - b. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas.
 - c. Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased. (Condition of Approval 50.EDP.1 through 50.EDP.2).
2. The Riparian/Riverine areas shall be fenced during construction activities. All fencing must be certified by a biologist. (Condition of Approval 60.EDP.3)
3. A biological monitor is required during grading activities, and grading plans shall be reviewed by EPD. (Condition of Approval 60.EDP.1 and 2)

Monitoring: The Environmental Programs Department and the Building and Safety Department shall monitor the mitigation measures.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

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

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Source: Site visit, Project Application Materials, PD-A-4607 Phase I Archaeological Assessment, Assessor's Parcel No. 939-130-005, Tentative Parcel Map No. 36128 Amended No 1, Santa Rosa Plateau Area, Riverside county, California by CRM Tech dated Oct 1, 2009

Findings of Fact:

a-b) No historical sites exist on the project site; therefore, the project will impact historical resources. .

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources

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

Source: Project Application Materials, PD-A-4607 Phase I Archaeological Assessment, Assessor's Parcel No. 939-130-005, Tentative Parcel Map No. 36128 Amended No 1, Santa Rosa Plateau Area, Riverside county, California by CRM Tech dated Oct 1, 2009

Findings of Fact:

a-b) Based on the review of the Archeological report by the County Archeologist, Archaeological monitoring and tribal monitoring are being recommended due to the fact that a site was previously found on the parcel (CA-RIV-9237) while not evaluated as unique or significant, it is an indicator that the potential exists for subsurface cultural deposits. Conditions of approval have been added to the project requiring Archeological and Special Interest monitoring (Conditions of Approval 60.Planning.1 and 2), in addition, a Phase IV report is required prior to any building inspections (Condition of Approval 90.Planning.1).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.20). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Conditions of Approval 60.Planning.1 and 2 require Archeological and Special Interest monitoring, in addition, Condition of Approval 90.Planning.1 requires a Phase IV report prior to any building inspections.

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

9. Paleontological Resources

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

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Source: RCIP Figure OS-8 "Paleontological Sensitivity"; Paleontological Report No. PDP01364 prepared by Principe and Associates dated October 26, 2009.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the Paleontological study done for the site, the project site is located in an area that is designated as having a low potential for paleontological sensitivity. Therefore, the project will have no impact to paleontological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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?

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

Source: Geologist Comments, GIS database, Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Findings of Fact:

a-b) According to the Geology Study, the proposed project is not located within one-half mile of a earthquake fault, no traces of faulty were found on site, and is not located within an earthquake fault zone; therefore, there will be no impacts associated with the exposure of people or structures to adverse effects. Additionally, the project will not place people in an area subject to possible earthquake fault rupture.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Figure S-3 "Generalized Liquefaction", Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Findings of Fact:

a) According to Geological Study, the proposed project is not located in an area which has potential to be affected by liquefaction; therefore, no impact related to liquefaction is not expected.

Mitigation: No mitigation required.

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

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: County General Plan Program EIR Section 4.10 "Geology and Slope Stability" Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk

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

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope" Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Findings of Fact:

a) According to Figure S-4 and the Geology Study, the project site is not located within an area susceptible to seismically induced landslides and rockfalls. Therefore, no impacts are expected to occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

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

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Source: RCIP Figure S-7, RCIP-SWAP Figure 14 "Slope Instability", County Geologist review, Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

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

a) According to RCLIS (GIS database) and the Geology Study, the proposed project is not located in a subsistence area; therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

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

Source: GIS, Project Review, and Site Inspection, Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009.

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required

Monitoring: No monitoring required.

16. Slopes

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a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project proposes minimal grading which may slightly alter the site's natural topography. However, this impact is less than significant. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

b) The proposed project has been conditioned to limit the steepness of slopes to a ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS Grade.7). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Soils

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff Review, Application Materials, Geology Review, Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Findings of Fact:

a) In addition to erosion control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15th to April 15th (Condition of Approval 10.BS Grade.4). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

b) A Review by the County Geologist did not identify expansive soils as an issue of concern. Therefore, the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Erosion

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Flood Control Department review

Findings of Fact:

a) As proposed the project would avoid the natural watercourse on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries shall be protected from erosion or other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11). With implementation of these measures which are considered standard conditions of approval, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, are considered less than significant.

b) The proposed project has the potential to temporarily contribute to an increase in erosion by water during construction. The proposed project has been conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) and develop and implement a Storm Water Pollution Prevention Plan for the project site (Conditions of Approval 10.BS Grade.15). This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

a) According to General Plan Figure S-8, the project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of hardscape and landscaping. The project will be required to control any dust created during grading activities (Condition of Approval 10.BS Grade.5). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

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

Source: Project materials

Findings of Fact:

a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project will be located on land, which is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.

b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) The project will provide adequate access to the proposed residential use and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master				

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

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.

b) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.

c) According to RCLIS (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.

d) According to RCLIS (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

22. Hazardous Fire Area

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

☐ ☒ ☐ ☐

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

a) According to RCLIS (GIS database), the proposed project is located in a high fire area. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout (Condition of Approval 50.Fire.3). In addition, the map will be required to show a 100-foot setback between residential

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures. This high fire requirement will be verified prior to the issuance of a grading permit (Condition of Approval 60.Fire.1). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation:

1) The ECS map must be stamped by the Riverside County Surveyor with the following note: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout. An approved turn-around shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50 feet of the building (Condition of Approval 50.Fire.3).

2) The Fire Department shall review and approve building setbacks, water and access for new single-family dwellings that are in a hazardous fire area (Condition of Approval 60.Fire.1).

Monitoring: Monitoring will be conducted by the Riverside County Fire Department and through the Department of Building and Safety through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

☐ ☒ ☐ ☐

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

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

g) Otherwise substantially degrade water quality?

☐ ☒ ☐ ☐

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District

a) A water course traverses the project site from the north-central portion of the site to the southwest corner of the site. The project proposes to avoid this area. To ensure this area remains undisturbed, an Environmental Constraints Sheet (ECS) showing the watercourse and associated Riparian/Riverine habitat shall be recorded. Furthermore, the water course will not be adversely affected by grading or construction, since no graded slopes will be allowed which, in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11) and because fencing is required (Condition of Approval 60.EPD.3). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

c) Water service will be supplied by the Rancho Claifornia Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse traverses the project site. The parcel layout and building pad sites have been designed to avoid the watercourse. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse traverses the site. The project design will avoid the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The project site has a natural slope that is more than 25 percent. Therefore, if development of the project site creates more than 5,000 square feet of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Riverside County Flood Control District. This shall be noted on the Environmental Constraints Sheet (ECS)(Condition of Approval 50.Flood Ri.1)This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the project is not anticipated to substantially degrade water quality.

h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation:

- 1) No graded slopes will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11).
- 2) The natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood RI.1).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

24. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>		
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Findings of Fact:

a) A water course traverses the project site from the north-central portion of the site to the southwest corner of the site. The site has been designed to avoid the natural watercourse. To ensure this area remains undisturbed, an Environmental Constraints Sheet (ECS) showing the watercourse and associated Riparian/Riverine habitat shall be recorded. (Conditions of Approval 10.Flood Ri.1 and 50.EPD.1) Therefore, the stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (five-acre minimum) and the amount of additional impervious surfaces, offsite flows would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: The natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood Ri.1 and 50.EPD.1).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

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?

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

☐ ☐ ☐ ☒

Source: RCIP, GIS database, Project Materials

Findings of Fact:

a) The project is proposing residential uses which are in compliance with the future anticipated growth on the Santa Rosa Plateau. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Planning

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

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

c) Be compatible with existing and planned

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
surrounding land uses?				
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact:

a) The proposed project site is currently zoned Residential Agricultural – 20 Acre Minimum (R-A-20). The project proposes to change the existing zoning classification of the site to Residential Agricultural – 10 Acre Minimum (R-A-10). The proposed project will be in compliance with the standards for the proposed zoning, R-A-10.

b) The project site is surrounded by land which is zoned to the south as Residential Agricultural- 20 Acre Minimum (R-A-20), to the east and north as Residential Agricultural -5 Acre Minimum (R-A-5) and to the west as residential Agriculture- 10 Acre Minimum (R-A-10).

c) The project is surrounded by single-family residences, avocado orchards and vacant land. The project is located in an area of the County that has historically been used for agricultural purposes and is currently transitioning into estate residences. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The proposed project will be consistent with the Land Use Designation and policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State classified or designated area or existing surface mine?				
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 checked="" type="checkbox"/>

Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

a) The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Project description and materials

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project materials and description

Findings of Fact:

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

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 31a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

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

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

Source: Project description and materials, GIS

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project proposes the addition of one (1) residential parcel, which equates to an increase of three (3) additional persons. This population increase will not exceed official regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

34. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance No. 659.10, and Project Review.

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.17), the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance No. 659.10, and Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.17), the proposed project will not have a significant impact on sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database

Findings of Fact:

The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees (Condition of Approval 80.Planning.7). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.17), the project will not have a significant impact on library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Findings of Fact:

The subdivision of the proposed 22.2-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659.10 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The scope of the proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 3 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.5). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Southwest Area Plan Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of any recreational trails. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

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

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.

c) Since the project was not required to submit a traffic study, as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall dedicate for private use sufficient public right-of-way along Via Vaquero Road to construct a 50-foot half-width right-of-way (Condition of Approval 50.Trans.5). These transportation requirements are considered standard conditions of approval and are not considered unique mitigation under CEQA. Therefore, this impact is less than significant.
- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements to the streets discussed in Finding of Fact 41g. However, the improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.
- i) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, SWAP Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

- a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Staff Review

Findings of Fact:

a) The proposed project is served by the Rancho California Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the Rancho California Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Sewer	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Percolation Report No. 1387901.01 by T.H.E. Soils Co. dated 6/2/09

Findings of Fact:

a) The proposed project will result in the construction of Onsite Wastewater Treatment Systems per the Percolation Report. Plans are required to be submitted to Environmental Health prior to Building Permit Issuance (Condition of Approval 80.EHealth.1). Therefore, with this mitigation, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: Condition of Approval 80.EHealth.1 requires that plans be submitted to Environmental Health prior to Building Permit Issuance for Onsite Waste Water Treatment Systems.

Monitoring: Monitoring will be facilitated through the standard permit review process administered by the Department of Building and Safety and the department of Environmental Health.

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) 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 checked="" type="checkbox"/>
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Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Conflict with adopted energy conservation plans?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a,b,c) The project proposes the addition of four residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

h)The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

48. Does the project have the potential to achieve short-

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Materials

Findings of Fact:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>49. 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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

The 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Southwest Area Plan EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

The following technical studies were review and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

PDB05472 - "MSHCP Compliance Report" dated September 8, 2008, prepared by Paul Principe, HANS No. 1940, site visit, Riverside County GIS

PD-A-4607 Phase I Archaeological Assessment, Assessor's Parcel No. 939-130-005, Tentative Parcel Map No. 36128 Amended No 1, Santa Rosa Plateau Area, Riverside county, California by CRM Tech dated Oct 1, 2009

Paleontological Report No. PDP01364 prepared by Principe and Associates dated October 26, 2009.

Geo Report No. GEO02186 by T.H.E Soils Co. dated November 3, 2009

Percolation Report No. 1387901.01 by T.H.E. Soils Co. dated 6/2/09

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

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

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PARCEL MAP Parcel Map #: PM36128

Parcel: 939-130-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36128 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative ParcelMap No. 36128, Amended No. 1, dated 11/30/09.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

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PARCEL MAP Parcel Map #: PM36128

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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10. GENERAL CONDITIONS

10.BS GRADE. 15

MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

D HEALTH DEPARTMENT

10.D HEALTH. 1

SETBACKS MUST BE MAINTAINED

RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) systems must maintain all required setbacks as specified by the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or, State and Local regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas" and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

E HEALTH DEPARTMENT

10.E HEALTH. 1

RCWD POTABLE WATER SERVICE

RECOMMND

All lots under Parcel Map#36128 are proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain water service for each lot are met with RCWD as well as all other applicable agencies.

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PARCEL MAP Parcel Map #: PM36128

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10. GENERAL CONDITIONS

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems and/or Advanced Treatment Units must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and Local/State Regulations.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

10.FIRE. 2 MAP-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

This is a proposal to divide 22.2 acres into two residential parcels with a minimum parcel size of 10 acres in the Santa Rosa area. The site is located T.8S, R.3W, section 15 in between Via Santa Rosa and Via Vaquero Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. Approximately 240 acres of drainage area is tributary to the eastern part of the project site. Smaller watercourses from the west with a tributary area of 40 acres traverse the site. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions and any grading should perpetuate the natural drainage patterns of the area. All new construction should comply with all applicable ordinances.

A note shall be placed on the ECS stating that "If development of this site including the construction of a

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PARCEL MAP Parcel Map #: PM36128

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10. GENERAL CONDITIONS

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

residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - LC LANDSCAPE REQUIREMNTS RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4 MAP - PDP01364 RECOMMND

County Paleontological Report (PDP) No. 1364, submitted for this project (PM36128), was prepared by Principe Associates and is entitled: "Paleontological Assessment, Tentative

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - PDP01364 (cont.)

RECOMMND

parcel Map 36128, HANS 1940, APN 939-130-005", dated
October 26, 2009.

PDP01364 concluded:

1.The site is underlain by Undocumented Fill, Quaternary
Young Alluvium and Granitic Bedrock.

2.Undocumented fill, Quaternary Young Alluvium and Granitic
Bedrock have no potential of yielding significant
nonrenewable paleontological resources.

3.The proposed grading will not have an impact on
significant nonrenewable paleontological resources.

No mitigation was proposed or deemed necessary.

PDP01364 satisfies the requirement for a Paleontological
Study for this grading permit. PDP01364 is hereby accepted
for PM36128.

10.PLANNING. 5 MAP - GEO02186

RECOMMND

County Geologic Report (GEO) No. 2186, submitted for this
project (PM36128) was prepared by T.H.E. Soils Co., Inc.
and is entitled: "Preliminary Geotechnical Investigation,
Proposed Residential Development, Parcels 1 & 2 of
Tentative Parcel Map No. 36128; APN: 939-130-005, SWC of
Via Vaquero Road and Via Santo Rosa, Temecula Area,
Riverside County, California", dated November 3, 2009.

GEO02186 concluded:

1.No active fault traces or fault features have been
identified on the subject site.

2.Ground rupture during a seismic event is anticipated to
be low.

3.The potential for liquefaction is considered low.

4.The potential for seismically induced settlement,
rockfall, landsliding, seiches, and tsunamis during a local
seismic event is considered low.

GEO02186 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - GEO02186 (cont.) RECOMMND

1.Prior to the commencement of site development, the site should be cleared of any vegetation, irrigation lines, concrete walkways, concrete foundations, water lines, electric lines, etc., which should be hauled off-site.

2.Owing to the loose, potentially compressible, nature of the undocumented fill soils and the alluvial soils, we recommend their complete removal and recompaction within the pad areas.

GEO02186 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02186 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-10 zone.

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 14 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 18 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel approved under this Tentative Parcel Map. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 19 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall

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10. GENERAL CONDITIONS

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

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

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

RECOMMND

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

10.TRANS. 4 MAP - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the two areas, each no less than 30 feet wide and running the full length of each of the features mapped as "MSHCP RIVERINE FEATURE" on PM36128 AMD. 1, dated 11/30/09. These areas shall be mapped and labeled "Delineated Constraint Area (Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2

MAP - ECS PREP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS PREP (cont.) RECOMMND

of the plan check review of the FINAL MAP

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 6 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP FINAL WQMP ON ECS RECOMMND

A note shall be placed on the ECS stating that "If development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 3 MAP SUBMIT FINAL WQMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 10 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-10 zone, and with the Riverside County Integrated Project (RCIP).

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

50.PLANNING. 7 MAP - QUIMBY/JOIN CSA (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Via Vaquero Road and so noted on the final map with the exception of one 30' access located 1230' west of the intersection of Via Vaquero Road and Via Santa Rosa.

50.TRANS. 3 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the Santa Rosa Community Services District's recommendations.

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 5 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Via Vquero Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way.

50.TRANS. 6 MAP- CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND
GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 2 - GRADING PLAN CHECK RECOMMND

Two areas, each no less than 30 feet wide and running the full length of each of the features mapped as "MSHCP RIVERINE FEATURE" on PM36128 AMD. 1, dated 11/30/09, shall be delineated on the grading plan to ensure that no impacts are proposed. The Environmental Programs Department shall review and approve the grading plan prior to the issuance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - GRADING PLAN CHECK (cont.) RECOMMND
of a grading permit

60.EPD. 3 - FENCING RECOMMND

The areas delineated as biologically sensitive on the grading plan, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of information submitted by the Pechanga tribe, dated 9-4-09 and the archaeological report (PD-A-4607) prepared for this project, archaeological monitoring shall be required for this project to mitigate for potential subsurface cultural resources, especially in the vicinity of CA-RIV-9237.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be

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60.PLANNING. 1

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 2

MAP - TRIBAL MONITOR

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, dated 9-15-09, and information contained in archaeological report (PD-A-4607), tribal monitoring shall be required for this project to provide for tribal consultation in the event subsurface cultural resources are uncovered, especially in the vicinity of CA-RIV-9237.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

MAP - TRIBAL MONITOR (cont.)

RECOMMND

Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal group has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - TRIBAL MONITOR (cont.) (cont.) RECOMMND

submitted to the Riverside County Planning Department.
Should curation be preferred, the developer/permit holder
is responsible for all costs.

60.PLANNING. 4 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 5 MAP - HILLSIDE DEV. STANDARDS RECOMMND

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

60.PLANNING. 6 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

1. The angle of the graded slope shall be gradually
adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded
form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with
curves with radii designed in proportion to the total
height of the slopes where drainage and stability permit
such rounding.

4. Where cut and/or fill slopes exceed 300 feet in
horizontal length, the horizontal contours of the slope
shall be curved in a continuous, undulating fashion.

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PARCEL MAP Parcel Map #: PM36128

Parcel: 939-130-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - GRADING & BRUSHING AREA RECOMMND

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

60.PLANNING. 8 MAP - POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

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

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PARCEL MAP Parcel Map #: PM36128

Parcel: 939-130-005

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#36128 based on T.H.E. Soils Co. Soils Percolation Report#1387901.01 dated 6/2/09.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED

RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

**Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality

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PARCEL MAP Parcel Map #: PM36128

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

Control Board Clearance may be required.**

EPD DEPARTMENT

80.EPD. 1 MAP - BIO MONITOR REPORT RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

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

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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PARCEL MAP Parcel Map #: PM36128

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Murrieta Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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PARCEL MAP Parcel Map #: PM36128

Parcel: 939-130-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - QUIMBY/JOIN CSA (2)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 10, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor Attn: Dave Duda
1st District Supervisor
1st District Planning Commissioner

City of Murrieta
Rancho California Water Dist.
De Luz CSD Attn: Rob Holmes
Southern California Edison
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 36128 – EA42185 – Applicant/Engineer/ Representative: Temecula Engineering Consultants – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Southeasterly of Via Vaquero Road, westerly of Via Santa Rosa – 22.2 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres. –APN: 939-130-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 6, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite, Contract Planner**, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

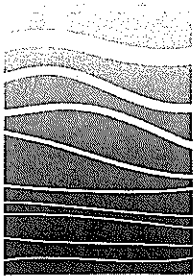
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

MEMORANDUM

DATE: July 30, 2009

RE: PM36128

The Environmental Programs Department (EPD) has reviewed the proposed project and requires the following corrections be made.

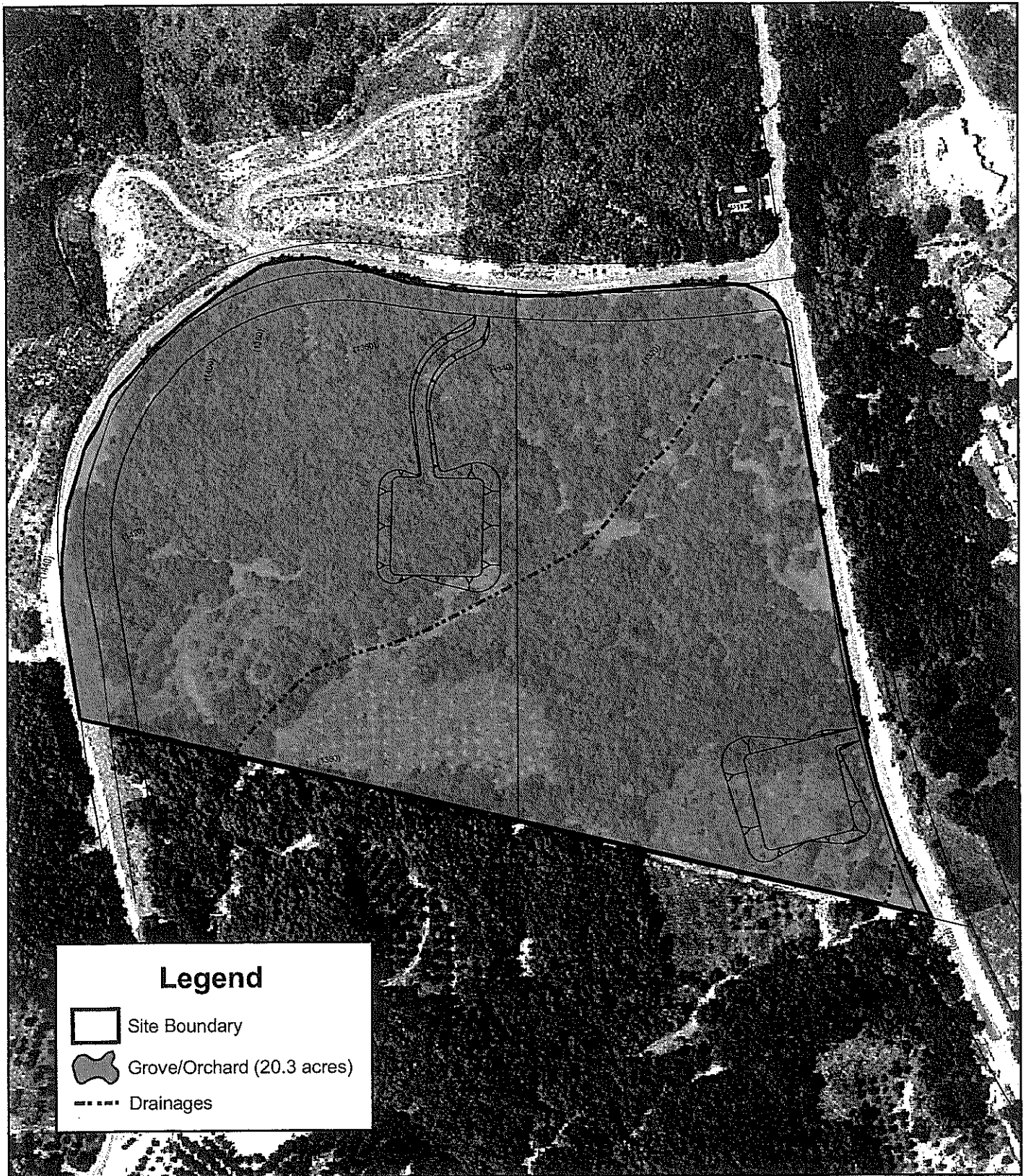
The two drainages shown on the exhibit labeled "Biological Resources/Project Footprint Map," prepared by Principe and Associates, shall be delineated on the project map. The features shall be labeled "MSHCP Riverine Feature." There shall be no impacts proposed within these areas.

If you have any questions, please contact Chad Young at (951) 955-8159.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Chad Young
Ecological Resources Specialist



Site area: 20.3 acres

0 200 400 Feet



**BIOLOGICAL RESOURCES/
PROJECT FOOTPRINT MAP**

TENTATIVE PARCEL MAP 36128

PRINCIPE AND ASSOCIATES



**Rancho
Water**

July 20, 2009

Matt Straite, Contract Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

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Ralph H. Daily
President

Lisa D. Herman
Sr. Vice President

Stephen J. Corona

Ben R. Drake

John E. Hoagland

Lawrence M. Libeu

William E. Plummer

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 36128 (SCHEDULE "H"
SUBDIVISION)
PARCEL NO. 65 OF PARCEL MAP NO. 029/027, PM6835;
APN 939-130-005
[MATT STRAITE]**

Dear Matt:

Officers:

Matthew G. Stone
General Manager

Phillip L. Forbes, CPA
Assistant General Manager /
Treasurer

Perry R. Louck
Director of Planning

Andrew L. Webster, P.E.
Acting District Engineer

Jeffrey D. Armstrong
Chief Financial Officer

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 12-inch diameter water pipeline (1990 Pressure Zone) within Via Santa Rosa, and an existing 12-inch diameter water pipeline (1990 Pressure Zone) within Via Vaquero.

Water service to the subject project/property exists under Account No. 0277110000. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances).**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Letter to Matt Straite/Riverside

County Planning Department

July 20, 2009

Page Two

Sewer service to the subject project/property is not available.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Peter Muserelli

Engineering Project Coordinator

cc: Corey Wallace, Engineering Manager
Laurie Williams, Engineering Services Supervisor



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 15, 2009

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
Riverside County TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Re: Pechanga Tribe Comments on Tentative Parcel Map 36128, APN 939-130-005

Dear Mr. Straite:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe is submitting these comments concerning the Project's potential impacts to cultural resources. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO
CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

In addition to the general mandates to consult with the Tribe discussed previously, should the above-referenced project entail any general plan amendment then the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). Such consultation shall be for the purposes of identifying any Native American sacred places and any geographical areas which could potentially yield sacred places, identifying proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). All consultations shall be government-to-government, meaning they shall be directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any such information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. Such information shall not be subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), Village Complexes and an extensive Luiseño artifact record in the vicinity of the Project. The Tribe further asserts that this culturally sensitive area is

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area and the proximity to the Tribe's reservation.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Temecula/Santa Rosa area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Our songs and oral accounts have transferred history and knowledge through the generations for thousands of years. The origin of the Luiseño people is the single most important account in our culture. Our present-day practices, beliefs and social structure are directly related to our creation. Luiseño history begins with the creation of all things at '*éxva Teméeku* and the surrounding environs. The name '*éxva* (EXH-vah) can be translated as a "place of sand" and '*Teméeku* (Teh-MEH-koo) means "sun place." In fact, the place known today as Temecula, derives its etymology from this physical location where the Murrieta and Temecula Creeks converge to form the Santa Margarita River, which flows onto the Pacific Ocean.

Many of our traditional songs specifically mention the '*éxva Teméeku* area. This is where our Origin Story and ancestral songs say '*Túukumit* (TOO-koo-mit, Father Night Sky) and '*Tamáayawut* (Ta-MAI-yah-whoot, Mother Day Earth) created the world. The Sun, '*Temét* (teh-MET), was a gift brought by '*Túukumit* to '*Tamáayawut*. When '*Túukumit* and '*Tamáayawut* became one, their first offspring were earth and sand, which in Luiseño are '*éxla* (EXH-la) and '*éxval* (EXH-vol). '*éxva Teméeku* is therefore in reference to the first offspring of '*Túukumit* and '*Tamáayawut* (Elliott n.d., 1069). Their children were known as the first people or '*Káamalam* (KAH-mah-lam) and were all creatures, including trees, rocks, fog, mammals and birds.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From the '*éxva Teméeku* area, they again spread out to the north, south, east and west. Three songs, called '*Moníivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red, black and white pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. This style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, as briefly outlined above, our songs and stories, our indigenous place names as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Temecula are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the City of Temecula/Santa Rosa area. Not only has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on numerous projects located in the City of Temecula and its sphere of influence, such as Temecula Creek, Vail Ranch Towne Center, Vail Ranch Square, all Redhawk commercial and residential developments, Wolf Creek, Temecula Regional Hospital, Temecula Civic Center and many others. Further, the Tribe has been named as MLD on several projects within the City of Temecula.

The Tribe would welcome to opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES AND REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The Project is located adjacent to a known Luiseño place name (*Náavut Kwá'chish*) and is approximately one (1) mile from the distinct creation location and a Luiseño Traditional Cultural Property (TCP). The Tribe participated with CRM Tech on the initial survey of the Project and appreciates the opportunity to be involved at such an early stage. During the survey, newly discovered cultural resources were identified and it was also note that ground visibility was poor. The Tribe believes that with the identification of a bedrock milling feature during the survey, the potential for additional resources that may be covered by the accumulated leaf litter is high. Further, as this area was a known resource gathering location, the potential for subsurface resource is resultantly high.

Therefore, given the sensitivity of the area, known resources and inadvertent discoveries should be appropriately mitigated for within the confines of the Project. In addition, the identification of newly discovered surface resources during an archaeological survey should be a determining factor in requiring mitigation measures for inadvertent discoveries. The cultural significance of the area should also play a large part in determining whether specifications concerning unanticipated discoveries should be included. Additionally, the Tribe believes that the potential for inadvertent discoveries increases because of the known resources in the area, including place names, TCPs and sacred and ceremonial resources.

The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources including any remaining subsurface items related to the village site on the property. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests that it continue to be allowed to be involved and to participate with the County in assuring that an adequate assessment of impacts to cultural resources is completed through the project approval and environmental review process and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area and previous history in the area, it is the position of the Tribe that Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project including but not limited to any archaeological excavations and geological borings. Further, the Tribe is requesting consultation with the

County and the Developer in order to discuss potential mitigation for the known resource on the Property.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Application/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROJECT MITIGATION MEASURES

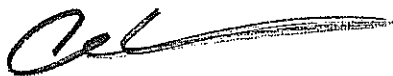
The Tribe understands that an Initial Study and additional environmental documents still must be prepared for this Project. The Tribe requests to work with the County, Project Applicant and Project Archaeologist to thoroughly evaluate and assess potential impacts to cultural resources within the Project Area through the environmental process. Once that process is completed, the Tribe will submit additional suggested mitigation to specifically address impacts to any sites or resources found during the archaeological site assessments. For the present time, the Tribe asks that, at a minimum, the County include the following mitigation measures in its environmental assessment documents:

- MM 1** Prior to beginning project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the County and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
- MM 3** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant" within 48 hours of receiving such notification. The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98, and as specified in the treatment agreement described in MM2.

- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County for decision. The County shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe.

The Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

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

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

CHANGE OF ZONE NO. 7725 and TENTATIVE PARCEL MAP NO. 36128 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Engineer/ Representative: Temecula Engineering Consultants – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Southeasterly of Via Vaquero Road, westerly of Via Santa Rosa – 22.2 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – **REQUEST:** the Change of Zone proposes to amend the zoning for the site from Residential Agricultural- 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). The Tentative Parcel Map is a Schedule “H” subdivision of 22.2 gross acres into two (2) residential parcels with a minimum parcel size of 10 acres. – APN: 939-130-005. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36128 DATE SUBMITTED: 6/25/09

APPLICATION INFORMATION

Applicant's Name: TEMECULA ENGR. CONS. INC. E-Mail: stan.herton@verizon.net

Mailing Address: 29377 RANCHO CALIF. RD., STE 202
TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1018 Fax No: (951) 676-2294

Engineer/Representative's Name: TEMECULA ENGR. CONS. INC. E-Mail: stan.herton@verizon.net

Mailing Address: 29377 RANCHO CALIF. RD., STE 202
TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1018 Fax No: (951) 676-2294

Property Owner's Name: BELLIAN CHENG E-Mail: ccfcheng@aol.com

Mailing Address: 2933 W. CARSON
TORRANCE CA 90503
City State ZIP

Daytime Phone No: (310) 938-3846 Fax No: (310) 787-1209

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

~~TEMECULA ENG. CONSL., INC.~~
~~Bee Lian Cheng~~ STANLEY D. HEATON
PRINTED NAME OF APPLICANT

[Signature]
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.

Bee Lian Cheng
PRINTED NAME OF PROPERTY OWNER(S)

Bee L. Cheng
SIGNATURE OF PROPERTY OWNER(S)

Benjamin Chua, Trust Agreement
PRINTED NAME OF PROPERTY OWNER(S)

Benjamin Chua
SIGNATURE OF PROPERTY OWNER(S)

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

☒ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 939-130-005

Section: 15 Township: 8 S Range: 3 W

Approximate Gross Acreage: 22.20

General location (cross streets, etc.): North of _____, South of
Via Vaquero, East of Via Santa Rosa, West of Via Vaquero.

Thomas Brothers map, edition year, page number, and coordinates: p978; E-3 - F-3, 2006 Edition

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/27/2010.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 36128 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1200'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

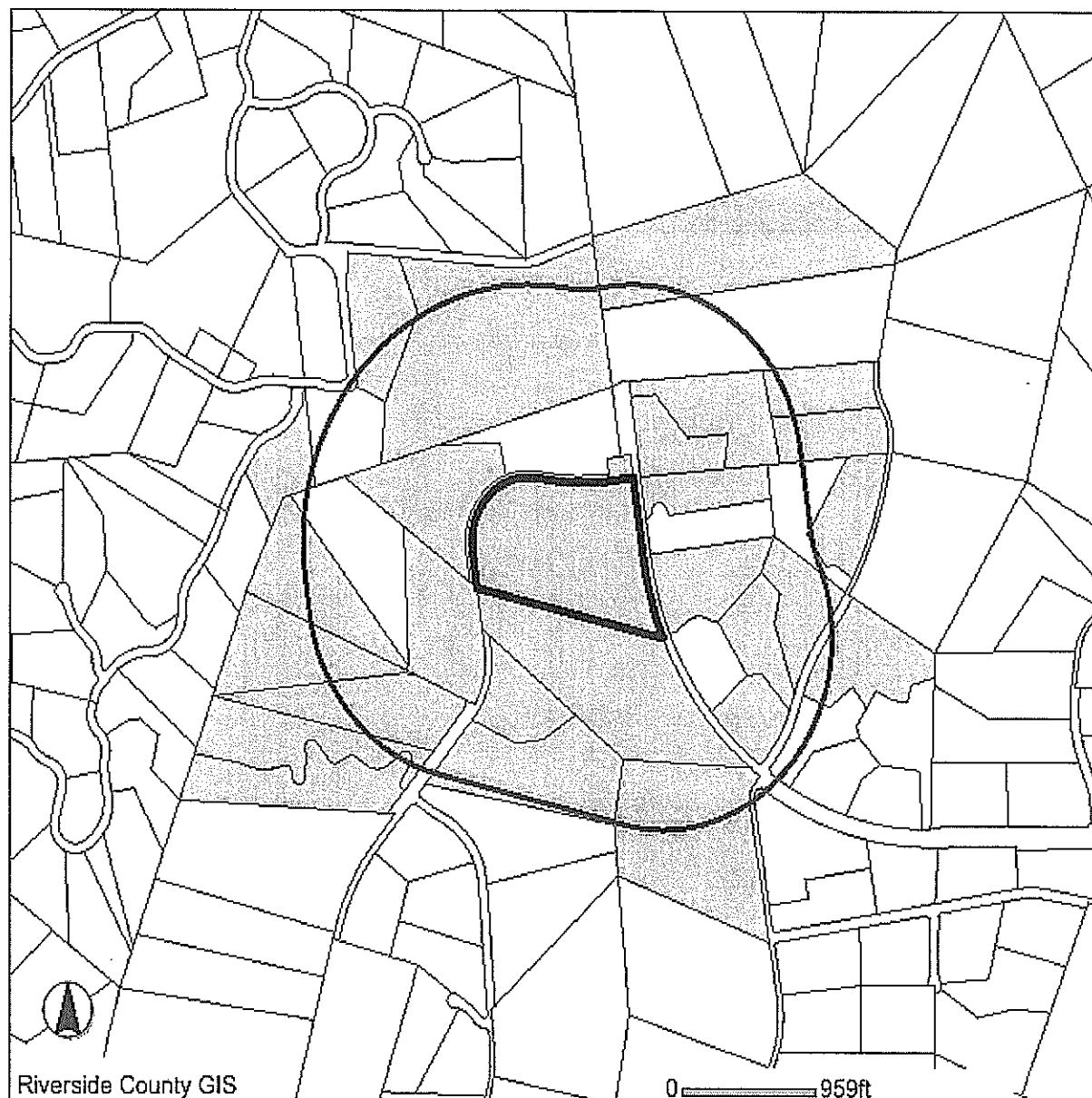
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

✓ 2/4/10
FAKES: 7/27/10

1200 feet buffer

**Selected parcel(s):**

939-110-025	939-120-007	939-120-008	939-130-001	939-130-003	939-130-005	939-130-007
939-130-009	939-160-007	939-160-008	939-160-009	939-160-010	939-170-002	939-170-003
939-170-006	939-170-008	940-120-001	940-120-004	940-120-005	940-120-006	940-120-007
940-200-003	940-200-005	940-200-008	940-200-009	940-200-010	940-200-012	940-210-016

IMPORTANT

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

MAP PRINTED ON...01/27/2010

APN: 939110025 ASMT: 939110025
CHAN KIM NGUYEN
13991 ARBOLITOS DR
POWAY CA 92064

APN: 939120007 ASMT: 939120007
DENNIS MCGUIRE FAMILY LTD PARTNERSHIP
C/O DENNIS MCGUIRE
901 E WASHINGTON NO 282
COLTON CA 92324

APN: 939120008 ASMT: 939120008
BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

APN: 939130001 ASMT: 939130001
STEVEN CARL HELFER
1210 CALLE TOLEDO
SAN CLEMENTE CA 92672

APN: 939130003 ASMT: 939130003
JANET M KLEEN
STEVEN R KLEEN
28754 LOIRE VALLEY LN
MENIFEE CA 92584

APN: 939130005 ASMT: 939130005
BEE LIAN CHENG
PATRICIA C TAN
BENJAMIN CHUA
2933 W CARSON ST
TORRANCE CA 90503

APN: 939130007 ASMT: 939130007
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

APN: 939130009 ASMT: 939130009
PAUL F MENTH
KERRY MENTH
P O BOX 461
TEMECULA CA 92595

APN: 939160007 ASMT: 939160007
CYNTHIA L DUBIOS
RODNEY L DUBIOS
F PATRICIA GAMMIE
C/O F PATRICIA GAMMIE
P O BOX 2431
TEMECULA CA 92593

APN: 939160008 ASMT: 939160008
F PATRICIA GAMMIE
RODNEY L DUBOIS
CYNTHIA L DUBOIS
P O BOX 2431
TEMECULA CA 92593

APN: 939160009 ASMT: 939160009
FRANCIS LUCILLE
LAURA LUCILLE
P O BOX 1509
TEMECULA CA 92593

APN: 939160010 ASMT: 939160010
CARLO CANTERI
MARIPIA PASTOR
P O BOX 1509
TEMECULA CA 92593

APN: 939170002 ASMT: 939170002
WILLIAM M TEKUNOFF
BETTY J TEKUNOFF
8441 YARROW ST
ROSEMEAD CA 91770

APN: 939170003 ASMT: 939170003
BRUCE J CHISHOLM
EUNICE A CHISHOLM
P O BOX 1570
TEMECULA CA 92593

APN: 939170006 ASMT: 939170006
CHRIS WERNER
ARLENE WERNER
45200 OAK MANOR CT
TEMECULA CA 92590

APN: 939170008 ASMT: 939170008
BRUCE E EGGE
SUSAN R EGGE
49650 VIA VIAQUERO
TEMECULA CA 92590

APN: 940120001 ASMT: 940120001
MICHAEL J CVALETTTO RANCHES
GARY L MCMILLAN
PATRICIA A MCMILLAN
C/O GARY MCMILLAN
29379 RANCHO CALIF NO 201
TEMECULA CA 92591

APN: 940120004 ASMT: 940120004
CURTIS A BARRON
32221 CALLESITO FADRIQUE
TEMECULA CA 92592

APN: 940120005 ASMT: 940120005
SEARL TIMOTHY I & DEBROH A TRUST
P O BOX 2402
TEMECULA CA 92593

APN: 940120006 ASMT: 940120006
PATRICIA ANN GARVIN
1133 N 87TH ST
SCOTTSDALE AZ 85257

APN: 940120007 ASMT: 940120007
MICHAEL S ADAMS
P O BOX 1994
TEMECULA CA 92593

APN: 940200003 ASMT: 940200003
JOHN R VILLANO
MARGARET M VILLANO
P O BOX 1885
TEMECULA CA 92593

APN: 940200005 ASMT: 940200005
KELVIN G LYNN
CYNTHIA RICE LYNN
780 S E GLENWOOD CT
PULLMAN WA 99163

APN: 940200008 ASMT: 940200008
NICHOLAS GOLDMAN
P O BOX 892383
TEMECULA CA 92589

APN: 940200009 ASMT: 940200009
NICHOLAS LEWIS GOLDMAN
DANIELA GOLDMAN
29308 STILLWATER CT
LAKE ELSINORE CA 92530

APN: 940200010 ASMT: 940200010
DAVID A BLISS
FOREST C BYERLY
GLORIA R BERLIN
ELIZABETH A SMOLLINS, ETAL.
C/O ELAINE
14958 VENTURA BLV 2ND FL
SHERMAN OAKS CA 91403

APN: 940200012 ASMT: 940200012
NICOLAS L GOLDMANN
29308 STILLWATER CT
LAKE ELSINORE CA 92530

APN: 940210016 ASMT: 940210016
D & A DAILY MORTGAGE FUND III
C/O DUNHAM & ASSOC INV COUNSEL
10251 VISTA SORRENTO 200
SAN DIEGO CA 92121

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

Santa Rosa Community Services Dist.
41785 Enterprise Circle No., Ste. A
Temecula, CA 92590

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

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

Temecula Engenerring Consultants
29377 Rancho California Unit 202
Temecula CA 92591

Sheng Bee Lian
2933 West Carson Street
Torrance CA 90503

PM 36128

ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S NAME:

The Pacita C. Tan Trust

c/o Pacita Tan

1919 W. 238th Street

Torrance, CA 90501

(310) 534-0992

Benjamin Chua Trust Agreement

c/o Benjamin Chua

1411 Stonewood Court

San Pedro, CA 90732

(310) 831-8540

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 36128 / Change of Zone No. 7725

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: April 1, 2010

Applicant/Project Sponsor: Temecula Engineering Consultants Date Submitted: December 8, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36128\DH-PC-BOS Hearings\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42185 ZCFG5541.

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1003168

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

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

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

Received from: TEMECULA ENGINEERING CONSULTANTS \$2,010.25
paid by: CK 1561
paid towards: CFG05541 CALIF FISH & GAME: DOC FEE
CFG FOR EA42185
at parcel #:
appl type: CFG3

By _____ Mar 25, 2010 13:42
SBROSTRO posting date Mar 25, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0909206

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

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

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

Received from: TEMECULA ENGINEERING CONSULTANTS \$64.00
paid by: CK 1307
paid towards: CFG05541 CALIF FISH & GAME: DOC FEE
CFG FOR EA42185
at parcel #:
appl type: CFG3

By _____ Jun 25, 2009 15:30
SBROSTRO posting date Jun 25, 2009

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

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

Additional info at www.rctlma.org