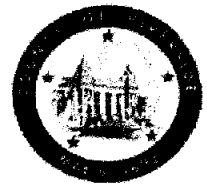


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 7, 2011

**SUBJECT: CHANGE OF ZONE NO. 7116 / TENTATIVE TRACT MAP NO. 33356** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sand Creek Development, LP – Engineer/Representative: ACD Engineering, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road and westerly of Anza Road – 42.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2). The tentative tract map is a Schedule B subdivision of 42.4 acres into 16 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40032**, 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,

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

6/16/11  
Tina Grande

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7116 / TENTATIVE TRACT MAP NO. 33356

Page 2 of 2

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7116**, amending the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2) in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, and pending Ordinance adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33356**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

### **BACKGROUND**

The project was heard by the Board on April 5, 2011, but was continued off-calendar with direction to the applicant to re-design the map with less density. The applicant has proposed to combine lots 10 & 11, 12 & 13 and 15 & 16 which reduced the number of residential lots from 19 to 16. Planning staff has reviewed the proposal and finds that it conforms to the Board's direction. The Planning Department has proposed the addition of a condition which will require the applicant to submit an Amended Per Final Conditions Map to reflect these changes as well as renumber the open space lots to avoid a gap in the lot numbering sequence.

06/07/11  
16:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33356

Parcel: 951-220-002

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3

MAP\*- AMD PER CONDITIONS MAP

DRAFT

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP and incorporate the following changes:

Lots combinations 10 & 11, 12 & 13 and 15 & 16 on the TENTATIVE MAP shall be combined on the Amended Per Final Conditions map. This will reduce the number of residential lots provided from 19 to 16. The open space lots identified as lots 21 and 22 on the TENTATIVE MAP shall be changed to lots 17 and 18 on the Amended Per Final Conditions map.

**PLANNING COMMISSION  
MINUTE ORDER APRIL 7, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 7.4: TENTATIVE TRACT MAP NO. 33356 / CHANGE OF ZONE NO. 7116** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Sand Creek Development, LP - Engineer/Representative: ACD Engineering, Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) - Location: Northerly of Linda Rosea Road and westerly of Anza Road - 42.4 Gross Acres - Zoning: Rural Residential (R-R) - **APN: 951-220-002** - (Legislative)

**II. PROJECT DESCRIPTION**

The tentative tract map is a Schedule B subdivision of 42.4 acres into 19 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. The change of zone proposes to change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone - Residential Developments (R-5) and Residential Agriculture 1/2 Acre Minimum (R-A-1/2), Residential Agriculture -1 Acre Minimum (R-A-1) and Residential Agriculture -2 Acre Minimum (R-A-2).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org)

The following spoke in a neutral position of the subject proposal:

Anna Hoover, Other Interested Party, P.O. Box 2183, Temecula, CA 92593

No one spoke in favor 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 Roth absent), recommended, with modifications, to the Board of Supervisors;

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40032**, 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. 7116**, amending the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**APPROVAL of TENTATIVE TRACT MAP NO. 33356**; 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](mailto:cgriffin@rctlma.org).

**Agenda Item No.:**  
**Area Plan: Southwest**  
**Rancho California Community**  
**Supervisory District: Third**  
**Project Planner: Kinika Hesterly**  
**Board of Supervisors: June 28, 2011**  
**Continued From: April 5, 2011**  
**Approved at PC: April 7, 2010**

**CHANGE OF ZONE NO. 7116**  
**TENTATIVE TRACT MAP NO. 33356**  
**Environmental Assessment No. 40032**  
**Applicant: San Creek Development LP**  
**Engineer/Representative: ACD Engineering**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 7116** proposes to change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).

**Tentative Tract Map No. 33356** is a Schedule B subdivision of 42.4 acres into 16 single family residential lots and two (2) open space lots for the watercourse that traverses the project site along Anza Road. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

The project site is located westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road.

### **FURTHER PLANNING CONSIDERATIONS**

The project was heard by the Board on April 5, 2011 but was continued off-calendar with direction to the applicant to re-design the map with less density. The applicant has proposed to combine lots 10 & 11, 12 & 13 and 15 & 16 which reduced the number of residential lots from 19 to 16. Planning staff has reviewed the proposal and finds that it conforms to the Board's direction. The Planning Department has proposed the addition of a condition which will require the applicant to submit an Amended Per Final Conditions Map to reflect these changes as well as renumber the open space lots to avoid a gap in the lot numbering sequence.

### **SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)  |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential (R-R)  |
| 4. Proposed Zoning (Ex. #2):                   | Residential Agricultural (R-A-½, R-A-1, R-A-2) and Open Area Combining Zone – Residential Developments (R-5)                   |
| 5. Surrounding Zoning (Ex. #2):                | Rural Residential (R-R) to the south and Residential Agricultural (R-A-2½) Acre to the west and (R-A-5) to the north and west. |
| 6. Existing Land Use (Ex. #1):                 | Vacant   |
| 7. Surrounding Land Use (Ex. #1):              | Single family residences on large lots   |

8. Project Data: Total Gross Acreage: 42.4  
Total Proposed Lots: 16 Residential and 2 Open Space  
Proposed Min. Lot Size: .75 Acres  
Schedule: B
9. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40032**, 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. 7116**, amending the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33356**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally 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 Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, residential lots with a minimum of .75 acres, is permitted use in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation. Although the minimum lot size in the project is .75 acres due to clustering, the overall density of 1 dwelling unit per 2 acres was achieved with 18 total lots on 42.4 gross acres.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R). The proposed zoning is Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).
5. The tentative tract map is a Schedule B subdivision of 42.4 gross acres into 16 residential lots with a minimum lot size of 0.75 acres and two open space lots for the watercourse that traverses the project site along Anza Road, is consistent with the development standards set forth in the proposed Open Area Combining Zone – Residential Developments (R-5), Residential Agricultural - ½ Acre Minimum (R-A-½), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2) zones.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the south and Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the west and Residential Agricultural - 5 Acre Minimum (R-A-5) to the north and west.
7. Residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40032:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Public Services
  - d. Geology/Soils

**INFORMATIONAL ITEMS:**

1. As of this writing, two (2) e-mails, in opposition to the project have been received.
  - a. On April 4, 2011, an e-mail of opposition was received from Lorraine Harrington.
  - b. On April 5, 2011, an e-mail of opposition was received from Paul DeSimone.
2. The project site is not located within:

- a. A City of Sphere of Influence.
  - b. A High Fire Area.
  - c. An Airport Influence Area.
  - d. A Redevelopment Area.
  - e. An WRCMSHCP Cell.
  - f. An Agricultural Preserve.
  - g. A General Plan Policy Overlay Area.
3. The project site is locate within:
- a. The boundaries of the Temecula Valley Unified School District.
  - b. The Stephens Kangaroo Rat Fee Area.
  - c. An Area of High Paleontological Sensitivity.
  - d. An Area Susceptible for Subsidence.
  - e. An Area of Moderate Liquefaction Potential.
  - f. County Service Area No. 149.
4. The subject site is currently designated as Assessor's Parcel Number 951-220-002.
5. This project was filed with the Planning Department on 2/10/2005.

KH:kh

Y:\Planning Case Files-Riverside office\TR33356\Hearings\Contd Off Calendar BOS Hearing\Staff Report BOS.TR33356.docx  
Date Prepared: 06/08/11



**Agenda Item No.:**  
**Area Plan: Southwest**  
**Rancho California Community**  
**Supervisorial District: Third**  
**Project Planner: Kinika Hesterly**  
**Planning Commission: April 7, 2010**

**Tentative Tract Map No. 33356**  
**Change of Zone No. 7116**  
**E.A. Number: 40032**  
**Applicant: Sand Creek Development LP**  
**Engineer/Representative: ACD Engineering**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

At Planning Commission on April 7, 2010, conditions of approval were added for tribal monitoring during grading. Also, the recommendation for the change of zone was changed to "Tentative Approval."

### **RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40032**, 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. 7116**, amending the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33356**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.: 7.4  
Area Plan: Southwest  
Rancho California Community  
Supervisorial District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: April 7, 2010

Tentative Tract Map No. 33356  
Change of Zone No. 7116  
E.A. Number: 40032  
Applicant: Sand Creek Development LP  
Engineer/Representative: ACD Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Tract Map No. 33356** is a Schedule B subdivision of 42.4 acres into 19 single family residential lots and two (2) open space lots for the watercourse that traverses the project site along Anza Road. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres.

**Change of Zone No. 7116** proposes to change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agriculture (R-A-1/2, R-A-1 and R-A-2).

The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road.

### SUMMARY OF FINDINGS:

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)   |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential (R-R)   |
| 4. Proposed Zoning (Ex. #2):                   | Residential Agriculture (R-A-1/2, R-A-1, R-A-2) and Open Area Combining Zone – Residential Developments (R-5)                         |
| 5. Surrounding Zoning (Ex. #2):                | Rural Residential (R-R) to the south and Residential Agriculture (R-A-2-1/2) Acre to the west and (R-A-5) to the north and west.      |
| 6. Existing Land Use (Ex. #1):                 | Vacant  |
| 7. Surrounding Land Use (Ex. #1):              | Single family residences on large lots  |
| 8. Project Data:                               | Total Gross Acreage: 42.4<br>Total Proposed Lots: 19 Residential and 2 Open Space<br>Proposed Min. Lot Size: .75 Acres<br>Schedule: B |
| 9. Environmental Concerns:                     | See attached environmental assessment   |

W

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40032**, 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. 7116**, amending the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 33356**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agriculture (R-A-1/2, R-A-1, R-A-2) and Open Area Combining Zone – Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally 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 (MSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of .75 acres, is permitted use in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation. Although the minimum lot size in the project is .75 acres due to clustering, the overall density of 1 dwelling unit per 2 acres was achieved with 21 total lots on 42.4 gross acres.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R). The proposed zoning is Residential Agriculture (R-A-1/2, R-A-1, R-A-2) and Open Area Combining Zone – Residential Developments (R-5) zones.
5. The tentative tract map is a Schedule B subdivision of 42.4 gross acres into 19 residential lots with a minimum lot size of 0.75 acres and two open space lots for the watercourse that traverses the project site along Anza Road, is consistent with the development standards set forth in the proposed Residential Agriculture (R-A-1/2, R-A-1, R-A-2) and Open Area Combining Zone – Residential Developments (R-5) zones.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the south and Residential Agriculture (R-A-2-1/2) Acre to the west and (R-A-5) to the north and west.
7. Residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 40032:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Public Services
  - d. Geology/Soils

**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 of Sphere of Influence.
  - b. A High Fire Area.
  - c. An Airport Influence Area.
  - d. A Redevelopment Area.
  - e. An MSHCP Cell.
  - f. An Agricultural Preserve.
  - g. A General Plan Policy Overlay Area.
3. The project site is locate within:
  - a. The boundaries of the Temecula Valley Unified School District.
  - b. The Stephens Kangaroo Rat Fee Area.
  - c. An Area of High Paleontological Sensitivity.
  - d. An Area Susceptible for Subsidence.
  - e. An Area of Moderate Liquefaction Potential.
  - f. County Service Area No. 149.
4. The subject site is currently designated as Assessor's Parcel Number 951-220-002.

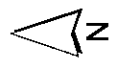
5. This project was filed with the Planning Department on 2/10/2005.
6. This project was reviewed by the Land Development Committee five (5) times on the following dates: 6/02/05, 8/25/05, 3/09/06, 10/18/07 and 9/25/08.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$44,039.06.

KH:kh  
Y:\Planning Case Files-Riverside office\TR33356\Hearings\Staff Report.TR33356.doc  
Date Prepared: 03/03/10

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07116 TR33356**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 2/3/2010  
 Vicinity Map



Assessors Bk. Pg. 951-22  
 Thomas Bros. Pg. 960 A5,A6,B5,B6  
 Edition 2009



Zoning Area: Rancho California  
 Township/Range: T8SR2W  
 Section: 2

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different boundaries 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) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



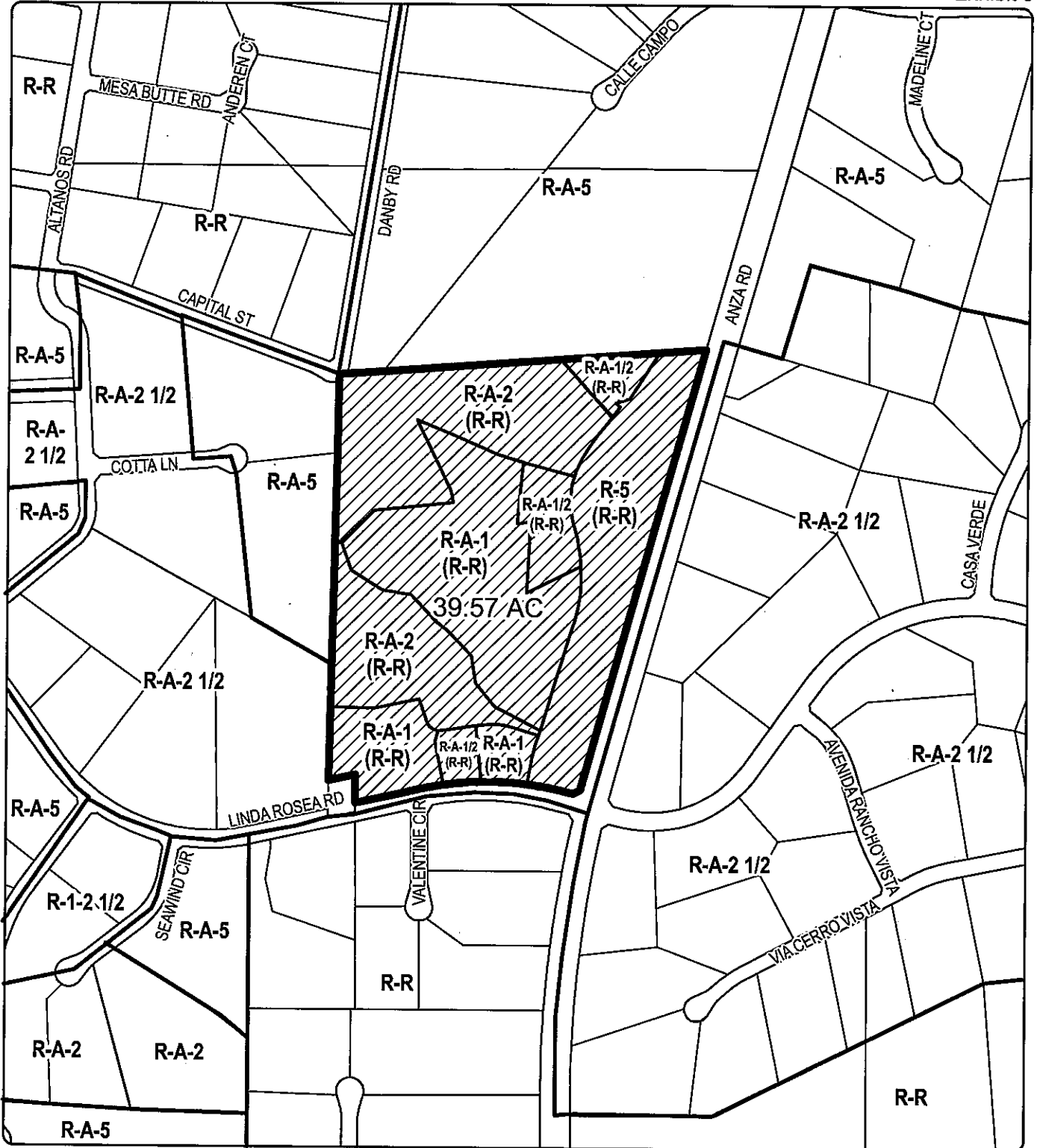
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07116 TR33356

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 2/3/2010  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 2

Assessors Bk. Pg. 951-22  
Thomas Bros. Pg. 960 A5,A6,B5,B6  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.ca.riverside.ca.us/index.html>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07116 TR33356

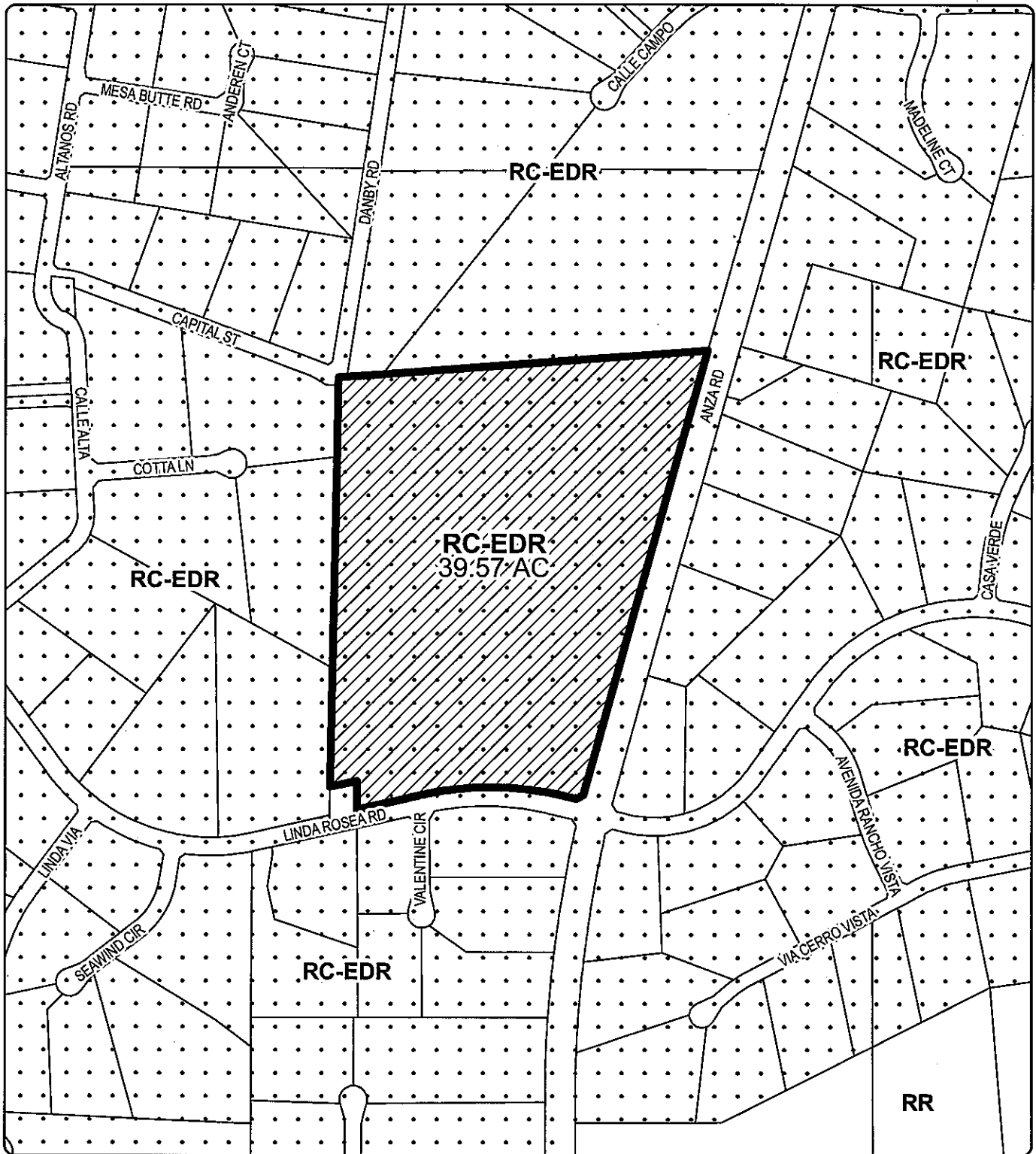
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 2/3/2010

Exhibit 5



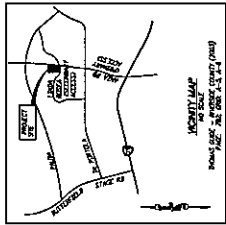
Zoning Area: Rancho California  
 Township/Range: T8SR2W  
 Section: 2

Assessors Bk. Pg. 951-22  
 Thomas Bros. Pg. 960 A5,A6,B5,B6  
 Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

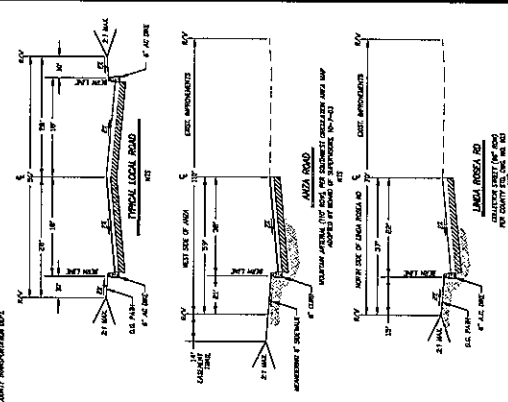


# TENTATIVE TRACT MAP 33356 IN THE COUNTY OF RIVERSIDE (AMENDED EXHIBIT NO. 3)



**LOT AREA TABLE**

LOT #	APPROXIMATE ACRES
1	1.25
2	1.44
3	1.48
4	1.10
5	1.25
6	1.21
7	1.21
8	1.21
9	1.21
10	0.89
11	1.21
12	1.21
13	1.21
14	1.21
15	1.21
16	1.21
17	1.21
18	1.21
19	1.21
20	1.21
21	1.21
22	1.21



**ENGINEERING**  
AS SHOWN  
DATE: 1/1/2000

**TITLE / GRADING SHEET**

COUNTY OF RIVERSIDE  
TENTATIVE TRACT  
MAP 33356



**GENERAL NOTES**

DATE PREPARED: 1/1/2000  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1

**ADDITIONAL NOTES**

ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN.

**LEGAL DESCRIPTION**

THE TRACT MAP 33356 IS A TRACT MAP OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN.

**LEGEND**

ROAD RIGHT-OF-WAY  
ROAD CENTERLINE  
PROPERTY LINE  
EASEMENT  
UTILITY LINE  
EASIMENT

**ENHANCED WATER QUALITY ASSURED SWALE**

SWALE WITH 10% SLOPE AND 10% SLOPE TO DEPTH AND WIDTH OF 10% QUALITY SWALE.

**WATER QUALITY SWALES - 10% & 20%**

SWALE WITH 10% SLOPE AND 10% SLOPE TO DEPTH AND WIDTH OF 10% QUALITY SWALE.

**ADDITIONAL NOTES**

ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OF THE UTILITIES SHOWN.

NO.	DESCRIPTION	DATE
1	REVISION	1/1/2000
2	REVISION	1/1/2000
3	REVISION	1/1/2000
4	REVISION	1/1/2000
5	REVISION	1/1/2000
6	REVISION	1/1/2000
7	REVISION	1/1/2000
8	REVISION	1/1/2000
9	REVISION	1/1/2000
10	REVISION	1/1/2000



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40032  
**Project Case Type (s) and Number(s):** Change of Zone No. 7116, Tentative Tract Map No. 33356  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** San Creek Development, LP  
**Applicant's Address:** 43180 Business Park Drive, Suite 202, Temecula, CA 92590  
**Engineer's Name:** ACD Engineering  
**Engineer's Address:** 43020 Blackdeer Loop #201, Temecula, CA 92591

### I. PROJECT INFORMATION

#### A. Project Description:

The change of zone proposes to change the zoning classification for the subject property from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural -1 Acre Minimum (R-A-1) and Residential Agricultural -2 Acre Minimum (R-A-2).

The Tentative Tract Map is a Schedule B subdivision of 42.4 gross acres into 16 residential lots with a minimum lot size of .75 acres and two open space lots to maintain the existing watercourse and its floodplain. Additionally the project will result in the extension of a sewer line from the project site south along Anza Road then west along De Portola Road for approximately 1.7 miles.

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

**C. Total Project Area:** 42.4 Gross Acres

<b>Residential Acres:</b> 42.4	<b>Lots:</b> 16	<b>Units:</b> 16	<b>Projected No. of Residents:</b> 57
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> Open Space	<b>Lots:</b> 2		

**D. Assessor's Parcel No(s):** 951-220-002

**E. Street References:** The project site is located on the northwest corner of Anza Road and Linda Rosea Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 2, Township 8 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant with elevations ranging from 1,225 feet above mean sea level (msl) at the southeast corner of the site to approximately 1,310 feet above msl at the northwest corner of the site. The topography of the site transitions from gently sloping with the lower elevation on the easterly half of the site to steeper small ridgelines and ravines on the westerly half of the site. A blue-line stream is located on the eastern portion of

the site, parallel to Anza Road. The stream enters the site at the northeast corner and traverses the entire length of the site in a southerly direction. Vegetation onsite primarily consists of Riversidean sage scrub and annual non-native grassland. Surrounding land uses include scattered residential lots on 2 acres or more to the north, east, west, and south.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. **Circulation:** The proposed subdivision has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed subdivision. The proposed subdivision meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A trail is proposed within the project site and the Project Applicant has been conditioned to submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. The project will be subject to Multi-Species Habitat Conservation Plan (MSHCP) open space fees. The proposed subdivision meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed subdivision is not located within any other special hazard zone (including fault zone, high fire hazard area, etc.). The proposed subdivision meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the subdivision. The proposed subdivision meets all other applicable Noise element policies.
6. **Housing:** The subdivision proposes to subdivide 42.4 gross (39.57 net) acres into sixteen (16) residential parcels. The proposed subdivision could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g., through extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision.
7. **Air Quality:** The proposed subdivision has been conditioned to control any fugitive dust during grading and construction activities. The proposed subdivision meets all other applicable Air Quality Element policies.

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

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

D. **Land Use Designation(s):** Estate Density Residential (EDR)

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

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

G. **Adjacent and Surrounding:**

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

- 2. **Foundation Component(s):** Rural Community
- 3. **Land Use Designation(s):** Estate Density Residential (EDR)
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Residential Agricultural ½ Acre Minimum (R-A-1/2), Residential Agricultural One Acre Minimum (R-A-1), Residential Agricultural 2 Acre Minimum (R-A-2) and R-5 (Open Area Combining Zone – Residential Developments)

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the south, Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west and Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services         |
| <input type="checkbox"/> Agriculture Resources           | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                              |
| <input checked="" 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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

  
Signature

3-03-10  
Date

Kinika Hesterly, Project Planner  
Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located on the northwest corner of Anza Road and Linda Rosea Road. The General Plan indicates that the project is not located within a designated scenic corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>				
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"/>

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

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 RCIP, the project site is located 14.82 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone A of County Ordinance 655 and are subject to outdoor lighting restrictions (COA 50.PLANNING.20). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

a-b) The project is not likely to create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The proposed use is residential, and the project site is located in immediate proximity of other similar uses. Further, the project must comply with Ordinance No. 655 due to its location within 15 miles of Palomar Observatory. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

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

c) Cause development of non-agricultural uses within

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of designated farmland - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program).
- b) The project site is not located within an Agriculture Preserve of subject to a Williamson Act contract; therefore no impact will occur as a result of the proposed project.
- c) The project is not located within 300 feet of existing agriculturally zoned property.
- d) No agriculture uses are currently being conducted on the project site as well as within the immediate area; therefore the proposed project will not result in the conversion of farmland to a non-agriculture use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic 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.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, the land division project is not expected to generate substantial point source emissions. The air quality indicated no significant impacts in the short-term project construction phase. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

f) The project does not contain land uses typically associated with emitting objectionable odors that will affect a substantial number of people. Therefore, odors associated with the proposed project would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat

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

Source: GIS database, WRCMSHCP, PDB05094, PDB04838

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a MSHCP Compliance report.
- b) No state or federally listed Threatened or Endangered species are expected to occur nor would the implementation of the proposed project result in take of any state or federally listed Threatened or Endangered species. Thus, the project will not 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.
- c) The project could have a substantial adverse affect on sensitive species such as the burrowing owl, however, with mitigation the project impact will be less than significant (60.EPD.1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Several watercourses are present on the project site however; none of the drainages contain persistent water flow. Therefore, the project will not 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.

e-f) Six unnamed drainage features, designated as Drainage A through Drainage F for reference purposes, have been located on the project site. No areas consisting of riparian/riverine characteristics were detected in any of the six (6) drainages onsite.

Drainage A is the blue-line stream located along Anza Road and is approximately 1,758 feet in linear length. Drainage A is comprised of a largely un-vegetated sandy wash with non-native grassland species. No riparian/riverine areas were detected within the drainage onsite.

Drainage B is approximately 435 feet in linear length and a tributary, referenced as B1, is approximately 140 feet in length. Both drainages originate at the west property boundary, near the northwest corner of the site. The primary vegetation associated with Drainage B is Riversidean sage scrub. No riparian/riverine areas were detected within the drainage onsite.

Drainage C is approximately 530 linear feet and originates as a broad swale in a steeply defined ravine. Vegetation within Drainage C is comprised of non-native grassland mixed with Riversidean sage scrub. No riparian/riverine areas were detected within the drainage onsite.

Drainage D is approximately 440 linear feet and begins as a broad swale near the top of the watershed. At the first transect, the swale narrows with steep slopes and at the second transect the swale transitions to sheet flow. Vegetation within the drainage is comprised of mostly non-native grassland with sparse Riversidean sage scrub. No riparian/riverine areas were detected within the drainage onsite.

Drainage E is approximately 310 linear feet and originates as an erosional swale and then transitions into a deeper swale along the southwestern property boundary then transitions into sheet flow. Vegetation consists mostly of dense Riversidean sage scrub. No riparian/riverine areas were detected within the drainage onsite.

Drainage F is approximately 115 linear feet and originates as an incised channel from the roadway runoff from Linda Rosea Road and converges with Drainage A approximately 40 feet upstream from the culver tat the southeastern boundary.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: A burrowing owl survey shall be completed 30 days prior to the commencement of grading activities (COA 60.EPD.1).

Monitoring: Monitoring will be conducted through the Building and Safety Plan Check Process and the Environmental Programs Department.

**CULTURAL RESOURCES** Would the project

7. **Historic Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?				
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-4355

Findings of Fact:

a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.				<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-4355

Findings of Fact:

a) The project site will not alter or destroy an archaeological site.

b) The project site has been conditioned to have archaeologist and Native American monitoring if archaeological resources are observed during ground disturbance (10.PLANNING.19). However, this is a standard project condition and is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

c) The project site has been conditioned not to allow the disturbance of human remains if found (10.PLANNING.18). However, this is a standard project condition and is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. Paleontological Resources**

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

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

Findings of Fact:

a) According to Figure OS-8, the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources.

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains (COA 60.PLANNING.3).

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Process.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2102

Findings of Fact:

a-b) The project is not located in the Alquist-Priolo earthquake fault zone or a County Fault Hazard Zone. However, according to the County Geologist, the site is likely to experience strong ground shaking during the design life of the proposed development. The closest active fault is the Elsinore Fault Zone, located about 4.2 miles from the site. However, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.



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

**11. Liquefaction Potential Zone**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a. Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2102

Findings of Fact:

a) According to the County Geologist, liquefaction at the site is a potential hazard. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading. An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide and liquefaction hazards at the site (50.PLANNING.33).

Mitigation: The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction and a note shall be placed on the ECS stating that the site is subject to the potential hazard of liquefaction, therefore, mitigation such as remedial grading or structural design improvements are required prior to placement of settlement sensitive structures on the site (50.PLANNING.33).

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Process.

**12. Ground-shaking Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2102

Findings of Fact:

The project site is located within the seismically active region of southern California. The closest active fault is the Elsinore Fault Zone, located about 4.2 miles southwest of the site. The project site could be subject to seismic ground shaking from a regional earthquake. The level of ground shaking that would be experienced at the project site from one of these faults or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 2102

Findings of Fact:

a) The site is relatively hilly with a maximum overall elevation change of approximately 200 feet. Accordingly, and due to sandy soil conditions, there is a moderate to significant landslide hazard or slope instability without further mitigation. Based on the slope stability analysis, any slopes with old debris flow and/or slope siltstone bedding planes will need mitigation. The County Geologist requires an Environmental Constraint Sheet shall be prepared with notes requiring an assessment by a project engineering geologist or geotechnical engineer during grading (50.PLANNING.34).

Mitigation: An Environmental Constraint Sheet shall be prepared with notes requiring an assessment by a project engineering geologist or geotechnical engineer during grading (50.PLANNING.34).

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Process.

**14. Ground Subsidence**

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

Source: RCIP Fig. S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development are applicable to all residential development; they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials

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

a) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Additionally, the USGS topographic map does not depict large bodies of water in proximity to the project site that could produce earthquake-induced seiche, which could impact the project site. Therefore, impacts associated with seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The topography at the project site transitions from gently sloping within the lower elevations on the easterly portion of the site to steeper topography on the westerly portion of the site. The elevation onsite is approximately 1,225 to 1,310 feet above mean sea level. The project proposes to alter the existing topography, however in order to reduce impacts the project proposes to grade so that slopes will be rounded to appear natural. The impact is considered less than significant.

b) The project will not result in slopes greater than 2:1 (10.BS GRADE.5). This condition is standard and is not considered unique mitigation pursuant to CEQA.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or	<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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property?

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:**

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development are applicable to all residential development; they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Erosion**

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

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

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

**Findings of Fact:**

a) The proposed project may temporarily change deposition, siltation, or erosion on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.4). This is a standard condition and is not considered unique mitigation according to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The impact is considered less than significant.

d) The proposed subdivision 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. The project will have no impact.

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, would not create a significant hazard to the public or the environment. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not located within the vicinity of a private airstrip, or heliport; therefore would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

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

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

Findings of Fact:

- a) According to the Riverside County Land Information System, the proposed project site is not located within a hazardous fire area. However, Riverside County Fire and Sheriff Departments will service the area in the event of a fire. The project impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the Flood Control District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. The design of the project reduces the impact to less than significant.

e) 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.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g-h) The project will not degrade water quality in any manner not addressed in the above comments. The project will not include any flood control facilities which would result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Floodplains**

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

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

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

Findings of Fact:

a) The project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the Flood Control District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. The design of the project reduces the impact to less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will 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 as the project is not located in a dam inundation area.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is located within the Rural Community: Estate Density Residential (2 Acre Minimum) land use designation. Although the lots proposed in this project range from .5 acres to 2 acres, the overall density of the project meets the 2 acre density requirement of the Rural Community: Estate Density Residential land use designation. This is due to the project site being over 42 acres while the total number of residential lots is 16. The project is surrounded by large single family lots and the project is proposing large single family lots. The impact will be less than significant.

b) The project is not located within a city sphere of influence. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the 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	<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
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or minority community)?

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

Findings of Fact:

a-d) The project is proposing to change zoning classification from Rural Residential (R-R) to Residential Agricultural (R-A-1/2, R-A-1 and R-A-2). The project is consistent with the proposed zoning classification because the project is surrounded on the east, west and north by R-A zoning and the project is surrounded by large single family lot residential uses to the east, west and south. The project is consistent with the Rural Community: Estate Density Residential (2 Acre Minimum) land use designation and is surrounded on all sides by the same land use designation. Although the minimum lot size in the project is .75 acres due to clustering, the overall density of 1 dwelling unit per 2 acres was achieved with 18 total lots on 42.4 gross acres. Therefore, the project is consistent with the General Plan land use designation and is compatible with its surroundings. The impacts will be less than significant.

e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will 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. 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**28. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is not located within the vicinity of a public or private airport. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

The project is not located near an active railroad line. No impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located in the vicinity of a highway. No impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

With the exception of proposed grading equipment, no other noise is anticipated to affect the project or surrounding area. The impact of the project is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-d) Construction activities associated with proposed development are localized and temporary. The project would potentially cause increased "short term" noise levels in the vicinity of the project site. Construction activities are regulated by County Ordinances. The increase in noise level would only occur during project grading and the noise impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-f) Sixteen (16) lots to be used for residential purposes are proposed. Therefore, the project will not displace a substantial number of existing housing or people, necessitating the construction of replacement housing elsewhere. The project will not create a demand for additional housing since it is a residential subdivision. The project is not located in a redevelopment area thus it will not affect a redevelopment area. The project will not cumulatively exceed regional or local population projections because it is conformance with the General Plan. Also, the project will not induce substantial population growth since it does not create jobs. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.20). 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**

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.20). 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**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval (COA 80.PLANNING.12) and pursuant to CEQA is not considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.20). This is a standard Condition of Approval and pursuant to CEQA is not considered unique mitigation.



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

Monitoring: No monitoring measures are required.

**38. Health Services**

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

Findings of Fact:

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. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

a-b) The project is not proposing the construction or expansion of recreational facilities. The project would not cause acceleration of substantial deterioration of existing recreational facilities. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been conditioned for the payment of Quimby fees (COA 50.PLANNING.8). As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

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

Findings of Fact:

There is a community trail located along Anza Rd and the project design has indicated a trail easement for this General Plan community trail. The project will have a less than significant impact with mitigation incorporated.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall submit a trails plan to the Riverside County Parks Department for review and approval (COA 60.PARKS.1).

Monitoring: Mitigation monitoring will occur by the Parks Department through the Building & Safety Plan Check Process.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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b. Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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e. Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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g. Cause an effect upon, or a need for new or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
altered maintenance of roads?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-j) The project has met the requirements of the Riverside County Transportation Department by providing adequate circulation and street improvements. When the project is complete, there will be an increase in vehicle trips, but this increase will not substantially impact traffic in the area. The .5 to 2 acre lot sizes will adequately accommodate guest parking as will the public streets designed for the project. Air traffic patterns will not change as a result of the proposed project, nor will the project pose a safety risk or alter waterborne, rail or air traffic. The Transportation Department required the project to improve existing roads accessed by the project including Linda Rosea Road and Anza Road. The project will not cause a significant effect on circulation as properties located near the site are lower density residential uses and vacant lots. The project will not result in inadequate emergency access or conflict with adopted policies supporting alternative transportation. The impact of the project will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Bike Trails**

Source: RCIP

Findings of Fact:

There are no bike trails impacted by the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Findings of Fact:

a-b) The project will be served by the Rancho California Water District. The project will not require a new or expanded facility, nor will it cause significant environmental effects. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a-b) The project will be connected to sewer and serviced by the Eastern Municipal Water District. This will not cause significant environmental impacts, the specifications of the sewer plans will be reviewed by the Environmental Health Department. This review is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state and local statues and regulation related to solid wastes. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Utilities**

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

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

Source: RCIP

Findings of Fact:

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

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Rancho California Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other:

Source: Staff review

Findings of Fact:

No other potential impacts were identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

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

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

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

**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:

PDB05094 – Preliminary Evaluation of MSHCP-Defined Section 6.1.2, prepared by TeraCor, dated July 12, 2007

PDB04838 – Step II, Part B Focused Burrowing Owl Survey, prepared by TeraCor, dated January 3, 2007

PD-A-4355 – Phase I Cultural Resource

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

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

Y:\Planning Case Files-Riverside office\TR33356\Hearings\TR33356 EA40032.doc

TRACT MAP Tract #: TR33356

Parcel: 951-220-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33356 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33356, Amended No. 5, dated January 21, 2010.

APPROVED EXHIBIT L = Landscape plans for Tentative Tract Map No. 33356, Exhibit L (Sheets 1-10), dated December 1, 2007.

CHANGE OF ZONE = Change of Zone No. 7116, dated January 21, 2010.

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 tentative tract map for a Schedule B subdivision of 42.4 gross acres into 16 residential lots with a minimum lot size of 0.75 acres and two (2) open space lots for the watercourse that traverses the project site along Anza Road.

The change of zone will change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone - Residential Developments (R-5) and Residential Agricultural - 1/2 Acre Minimum (R-A-1/2), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).

(CONDITION REVISED AT BOS ON 6/28/11)

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or



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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.)

RECOMMND

legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

Constructing a private road requires a grading permit.

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. 3                        MAP AMD#4    RECOMMND

ALL CONDITIONS ARE PER AMD#4 DATED 12/10/08.

10.FIRE. 4                        MAP-#16-HYDRANT/SPACING                    RECOMMND

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT                    RECOMMND

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to

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10. GENERAL CONDITIONS

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

be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable.

The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets.

It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swale have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.

10.FLOOD RI. 3                    MAP 10 YR CURB - 100 YR ROW                    RECOMMND

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

10.FLOOD RI. 4                    MAP 100 YR SUMP OUTLET                    RECOMMND

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

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 7                      MAP OWNER MAINT NOTICE                      RECOMMND

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

10.FLOOD RI. 15                      MAP INTERCEPTOR DRAIN CRITERIA                      RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16                      MAP WQMP ESTABL MAINT ENTITY                      RECOMMND

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

10.FLOOD RI. 18                      MAP SUBMIT FINAL WQMP =PRELIM                      RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in

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10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 4

MAP - LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5

MAP - TRAIL MAINTENANCE

RECOMMND

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

10.PLANNING. 12

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

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10. GENERAL CONDITIONS

10.PLANNING. 12           MAP - ORD 810 OPN SPACE FEE (cont.)           RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14           MAP - DESIGN GUIDELINES           RECOMMND

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

10.PLANNING. 17           MAP - GEO02102           RECOMMND

County Geologic Report (GEO) No. 2102, submitted for this project (TR33356), was prepared by EcoTech Remediation, Inc. and is entitled: "Preliminary Geotechnical Investigation, 42 Acre Property Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) - APN 951-220-002", dated May 17, 2008. In addition, EcoTech Remediation, Inc. submitted the following report:

"Review Comments, County Geologic Report No. 2102, 'Preliminary Geotechnical Investigation', 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002" dated October 29, 2008.

"Review Comments#2, County Geologic Report No. 2102, Preliminary Geotechnical Investigation", 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002", dated June 3, 2008.

These documents are herein incorporated as part of GEO02101.

GEO02102 concluded:

- 1.The site is likely to experience strong ground shaking during the design life of the proposed development.
- 2.There is a low potential for ground rupture from tectonic sources to impact the property.
- 3.The site is located 4.2 miles from the Elsinore Fault and 17 miles from the San Jacinto Fault.



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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - GEO02102 (cont.)

RECOMMND

4.Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.

5.There is a moderate to significant landslide hazard or slope instability without further mitigation.

6.There is no potential for rockfall hazard to impact the property.

GEO02102 recommended:

1.All landslide debris flow materials should be removed and replaced as compacted fill.

2.Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.

3.The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 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.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

10.PLANNING. 18

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 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. 19

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

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10. GENERAL CONDITIONS

10.PLANNING. 19                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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.

10.PLANNING. 20                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

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

10.PLANNING. 21                    MAP - RES. DESIGN STANDARDS                    RECOMMND

The design standards for the subject parcels are as follows:

- a. Residential lots created by this map shall conform to the design standards of the R-A zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the

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10. GENERAL CONDITIONS

10.PLANNING. 21                    MAP - RES. DESIGN STANDARDS (cont.)                    RECOMMND

- same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 100 feet.
  - g. The maximum height of any single family residence is 40 feet.
  - h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
  - i. The minimum parcel size is .75 acres.
  - j. No more than 50% of the lot shall be covered by structure.
  - k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 22                    MAP - OFF-HIGHWAY VEHICLE USE                    RECOMMND

No off-highway vehicle use shall be allowed on any parcel or any open space area located within boundaries of this land division map.

10.PLANNING. 23                    MAP - LC LANDSCAPE REQUIREMENT                    RECOMMND

- The developer/ permit holder shall:
- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
  - 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
  - 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
  - 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

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10. GENERAL CONDITIONS

10.PLANNING. 23                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1                   MAP - TS/EXEMPT                   RECOMMND

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

10.TRANS. 2                   MAP - DRAINAGE 1                   RECOMMND

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

10.TRANS. 3                   MAP - DRAINAGE 2                   RECOMMND

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

10.TRANS. 7                   MAP - STD INTRO 3(ORD 460/461)                   RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or

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10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

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. 9                      MAP - OFF-SITE PHASE                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3                    MAP - AMD PER CONDITIONS MAP                    RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP and incorporate the following changes:

Lots combinations 10 & 11, 12 & 13 and 15 & 16 on the TENTATIVE MAP shall be combined on the Amended Per Final Conditions map. This will reduce the number of residential lots provided from 19 to 16. The open space lots identified as lots 21 and 22 on the TENTATIVE MAP shall be changed to lots 17 and 18 on the Amended Per Final Conditions map.

(CONDITION ADDED AT BOS ON 6/28/11)

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                    MAP - WATER PLAN                    RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2                    MAP - MONEY                    RECOMMND

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

50.E HEALTH. 3                    MAP - SEWER PLAN - COUNTY                    RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4                    MAP - ANNEX FINALIZED                    RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      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. 2                      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.

50.FIRE. 3                      MAP-#67-ECS-GATE ENTRANCES

RECOMMND

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

50.FIRE. 4                      MAP-#88-ECS-AUTO GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by



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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#88-ECS-AUTO GATES (cont.)                      RECOMMND

the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

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

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

50.FIRE. 6                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 7                      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.

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FLOOD RI DEPARTMENT

50.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

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

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

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

50.FLOOD RI. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

PARKS DEPARTMENT

50.PARKS. 1                    MAP - TRAIL EASEMENT                    RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The trails plan shall show the easement on Anza Road as shown on the Amended No. 3 map.

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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                   MAP - PREPARE A FINAL MAP (cont.)                   RECOMMND

the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

50.PLANNING. 4                   MAP- REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until Change of Zone No. 7116 has been approved and adopted by the Board of Supervisors and has been made effective.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                   MAP- OFFER OF TRAILS                   RECOMMND

An offer of dedication to the County of Riverside for a 14' wide community trail along Anza Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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

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

50.PLANNING. 15                  MAP- ECS NOTE ARCHAEOLOGICAL                  RECOMMND

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

"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file

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50. PRIOR TO MAP RECORDATION

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

at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 20            MAP - ECS NOTE MT PALOMAR LIGH            RECOMMND

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

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

50.PLANNING. 29            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. 33            MAP - ECS LIQUEFACTION            RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 34            MAP - ECS LANDSLIDE            RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/landslide hazards. In addition, a note shall be placed on the ECS as follows:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - ECS LANDSLIDE (cont.)

RECOMMND

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, contain areas of potential slope instability and/or landslide hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

50.PLANNING. 35 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 .75 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A 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.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 36 MAP- ECS AFFECTED LOTS

RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_, Page \_\_\_."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37

MAP- CC&R RES POA COM. AREA

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department -

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50.PLANNING. 37                    MAP- CC&R RES POA COM. AREA (cont.) (cont.)                    RECOMMND

Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

(CONDITION REVISED AT BOS ON 6/28/11)

50.PLANNING. 38                    MAP - LC LNDSCP COMMON AREA MA                    RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

50.TRANS. 2                        MAP - DEDICATIONS                        RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 3

MAP - EXISTING MAINTAINED

RECOMMND

Anza Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modify for no sidewalk)

NOTE: 1. A 14' community trail shall be constructed outside of the right-of-way along Anza Road.

2. Construct transition AC pavement tapering for acceleration lane and join existing AC pavement to the north project boundary.

50.TRANS. 5

MAP - IMP PLANS

RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
[www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.rctlma.org/trans/land_dev_plan_check_guide_lines.html).

50.TRANS. 8

MAP - OFF-SITE INFO

RECOMMND

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

50.TRANS. 9

MAP - EASEMENT/SUR

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. 10                    MAP - ACCESS RESTRICTION                    RECOMMND

Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

50.TRANS. 14                    MAP - STRIPING PLAN                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 15                    MAP - STREET NAME SIGN                    RECOMMND

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

50.TRANS. 17                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 18                    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. 19                    MAP - STREET LIGHT PLAN                    RECOMMND

A separate street light plan is required for this project.

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

50.TRANS. 22                    MAP - STREET SWEEPING                    RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22                    MAP - STREET SWEEPING (cont.)                    RECOMMND

or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 23                    MAP - STREET LIGHTS-CSA/L&LMD                    RECOMMND

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

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

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

50.TRANS. 26                    MAP - ASSESSMENT DIST 1                    RECOMMND

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

50.TRANS. 27                    MAP - SUFFICIENT R-O-W                    RECOMMND

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

50.TRANS. 28                    MAP - UTILITY PLAN                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 28                      MAP - UTILITY PLAN (cont.)                      RECOMMND

overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 29                      MAP - PART-WIDTH                      RECOMMND

Linda Rosea along project boundary is designated as a Collector Road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk.)

50.TRANS. 30                      MAP - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4

MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 6

MAP-G2.12SLOPES IN FLOODWAY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 8                    MAP-G2.15NOTRD OFFSITE LTR                    RECOMMND

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

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

A recorded drainage easement is required for lot to lot drainage. The applicant shall provide evidence that a mechanism of maintenance for the lot to lot drainage has been obtained. In no instance shall the maintenance of the lot to lot drainage be maintained by the property owner.

60.BS GRADE. 12                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

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

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

60.BS GRADE. 13                    MAP IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13

MAP IMPORT/EXPORT (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1

GRADE - HAZMAT PHASE II

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FIRE DEPARTMENT

60.FIRE. 1                      MAP-#004 FUEL MODIFICATION                      RECOMMND

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

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

60.FLOOD RI. 8                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1                    MAP - TRAILS PLAN                    RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

PLANNING DEPARTMENT

60.PLANNING. 3                    MAP - PALEONTOLOGIST REQUIRED                    RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3                    MAP - PALEONTOLOGIST REQUIRED (cont.)                    RECOMMND

arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 15                    MAP- SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 25                    MAP - SUBSIDENCE STUDY                    RECOMMND

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25                   MAP - SUBSIDENCE STUDY (cont.)                   RECOMMND

report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

60.PLANNING. 26                   MAP- REQ APPL PRIOR TO GRDG                   RECOMMND

No final map shall record until Change of Zone No. 7116 has been approved and adopted by the Board of Supervisors. This land division shall conform with the development standards of the zone ulitimately applied to the property.

60.PLANNING. 27                   MAP - SECTION 1601/1603 PERMIT                   RECOMMND

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

60.PLANNING. 28                   MAP - SECTION 404 PERMIT                   RECOMMND

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

60.PLANNING. 29                   GEN\*- CULTURAL RESOURCES PROFE                   RECOMMND

As a result of information cotnained in the archaeological report prepared for this project and inforamtion received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

GEN\*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

American cultural resources in the project area.

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 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. 31

GEN- TRIBAL MONITORING

RECOMMND

As a result of information submitted by teh Pechanga Band of Luiseno Mission Indians, it has been determined appropriate to require tribal monitoring of the grading activities.

Prior to the issuance of grading permits, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31

GEN- TRIBAL MONITORING (cont.)

RECOMMND

developer/permit holder shall enter into an agreement with the Pechanga Band of Luiseno Mission Indians for tribal monitoring. This group shall be known as the 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 Monitor(s) shall be allowed 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 Monitor(s) shall have the limited 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 Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal 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 tribe has not been met.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31                    GEN- TRIBAL MONITORING (cont.) (cont.)                    RECOMMND

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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 Divisin of the Building and Safety Department.

FIRE DEPARTMENT

80.FIRE. 1                        MAP-#50C-TRACT WATER VERIFICA                    RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                    MAP SUBMIT PLANS                    RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 12                      MAP- SCHOOL MITIGATION                      RECOMMND

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

80.PLANNING. 13                      MAP - FEE BALANCE                      RECOMMND

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

80.PLANNING. 16                      MAP - ENTRY MONUMENT PLOT PLAN                      RECOMMND

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

(CONDITION REVISED AT BOS ON 6/28/11)

80.PLANNING. 17                    MAP - LC LANDSCAPE PLOT PLAN                    RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
  - 2) Weather based controllers and necessary components to eliminate water waste;
  - 3) A copy of the "stamped" approved grading plans; and,
  - 4) Emphasis on native and drought tolerant species.
- When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 18

MAP - LC LANDSCAPING SECURITIE

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18            MAP - LC LANDSCAPING SECURITIE (cont.)            RECOMMND  
    plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2            MAP BMP - EDUCATION            RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 10                    MAP BMP - MAINT & INSPECT                    RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

90.PLANNING. 13                    MAP- ROLL-UP GARAGE DOORS                    RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14                    MAP- QUIMBY FEES (2)                    RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 15                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - LC LNDSCP E INSPECTION DE

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 17 MAP - LANDSCAPE INSPECTION REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 18 MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 19 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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2

MAP - WRCOG TUMF

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - STREET SWEEPING

RECOMMND

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 10th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY**  
**39493 Los Alamos Road**  
**Murrieta, CA 92563**

DATE: May 12, 2005

**TO:**

Riv. Co. Transportation Dept. (3)  
- *Jim Knutson (MS #1080)*  
Riv. Co. Environmental Health  
Dept.  
Riv. Co. Flood Control Dist.  
Riv. Co. Fire Dept.  
Riv. Co. Building & Safety Dept.  
- *Grading*  
Riv. Co. Regional Parks & Open  
Space

Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Mgmt. Dept.  
Riv. Co. Engineering Geologist  
Supervisor Stone  
Commissioner Petty  
Riv. Co. EPD  
Donna Duron MS 1070  
Eastern Municipal Water District  
Rancho California Water District  
Southern California Edison

Southern California Gas Company  
Temecula Valley Unified School District  
Army Corps of Engineering  
EIC Attachment A  
California Dept. of Fish & Game  
U.S. Fish & Wildlife Service  
Riverside Transit Authority  
Pechanga Indian Tribe

**CHANGE OF ZONE NO. 7116 AND TENTATIVE TRACT MAP NO. 33356 - EA No. 40032 - Applicant:** San Creek Development LP - Engineer/Rep.: ACD Engineering - Third Supervisorial District - Rancho California Area- Area Plan: Southwest Area- Located north of Linda Rosea Road, south of Pauba Road, west of Anza Road and east of Butterfield Stage Road – 39.57 acres – R-R Zone - **REQUEST:** This proposal is to change the exiting site's R-R zone to R-A-1. In addition, the applicant proposes to subdivide approx. 39.57 acres into 21 single family residential lots and 4 open space lots - Schedule B - APNs: 951-220-002 - Concurrent Cases: N/A - Related Cases: CUP02438 and CZ03311 – 1<sup>st</sup> Transmittal.

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed in LDC for comments due on **June 2, 2005**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the LDC date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact, **Nicolas Faure** Contract Planner, (951) 600-6465, or e-mail at [nfaure@rcilma.org](mailto:nfaure@rcilma.org) **MAILSTOP #: 5158**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not use this letter for your response, please indicate the project planner's name. Thank you.*





**Rancho  
Water**

May 27, 2005

**RECEIVED**  
JUN 02 2005

Nicolas Faure, Contract Planner  
Riverside County Planning Department – South County  
39493 Los Alamos Road  
Murrieta, CA 92563

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
MURRIETA OFFICE

**SUBJECT: WATER AVAILABILITY  
TENTATIVE TRACT NO. 33356  
A PORTION OF THAT PARCEL OF LAND AS  
CONVEYED TO RANCHO 42, A CALIFORNIA  
PARTNERSHIP, BY GRANT DEED RECORDED MARCH  
1, 1988, AS INSTRUMENT NO. 53096, RECORDS OF  
RIVERSIDE COUNTY; APN 951-220-002  
[SAND CREEK DEVELOPMENT, L.P.]**

- Board of Directors
- Csaba F. Ko  
President
- Ben R. Drake  
Sr. Vice President
- Stephen J. Corona
- Ralph H. Daily
- Lisa D. Herman
- John E. Hoagland
- Michael R. McMillan

Dear Mr. Faure:

- Officers:
- Brian J. Brady  
General Manager
- Phillip L. Forbes  
Director of Finance-Treasurer
- E.P. "Bob" Lemons  
Director of Engineering
- Perry R. Louck  
Director of Planning
- Jeff D. Armstrong  
Controller
- Linda M. Fregoso  
District Secretary/Administrative  
Services Manager
- C. Michael Cowett  
Best Best & Krieger LLP  
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD). Water service, therefore, would be available upon completion of financial arrangements between RCWD and the property owner, and the construction of all required on-site and/or off-site water system facilities.

If fire protection is required, the customer will need to contact RCWD for fees and requirements.

Water availability would be contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

RCWD owns, operates and maintains a potable water production well at the southwest corner of this property, in the vicinity of the proposed Lot No. 7. No portion of any onsite sewage disposal system may be located within 200 feet of this well.

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

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Michael G. Meyerpeter, P.E.  
Development Engineering Manager

05\MM:lm04\VFEG

c: Andrew Webster, Planning & Capital Projects Manager  
Laurie Williams, Engineering Services Supervisor





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office Box 2183 • Temecula, CA 92593  
Telephone (909) 308-9295 • Fax (909) 506-9491

Chairperson:  
Germaine Arenas

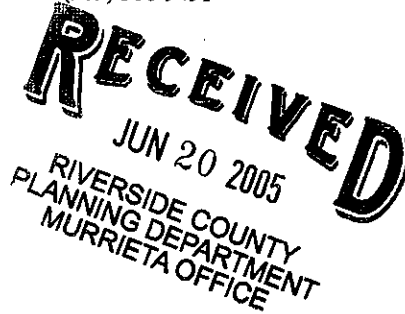
Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Raymond Basquez, Sr.  
Evie Gerber  
Darlene Azzarelli  
Bridgett Barcello Maxwell  
Frances Villalobos

Monitor Supervisor:  
Aurelia Marruffo

Director:  
Gary DuBois

June 13, 2005



Nicolas Faure, Contract Planner  
Riverside County Planning Department- South County  
39493 Los Alamos Road  
Murrieta, CA 92563

**Re: Comments on Change of Zone NO. 7116 and Tentative Tract Map NO. 33356**

Dear Mr. Faure,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga 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").

We submit the following comments on the above listed document for the Project. Additional comments may be submitted directly by Pechanga or through their attorneys. We request that all such comments be part of the official record for the approval of this Project.

We also request that the Riverside County Planning Department provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available, for our comment.

**THE LEAD AGENCY MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS REVIEW PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian 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 such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Luiseño tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant 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.

**PROJECT IMPACTS TO CULTURAL RESOURCES**

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village 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 would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records in the vicinity of the Project. Given this threshold for scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. The Pechanga Tribe contends that the Project area is likely to contain cultural resources due to the fact that approximately 1 site is recorded within a 1-mile radius. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities.

The Pechanga Tribe's knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, are cultural

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<sup>1</sup> 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.

<sup>2</sup> See California Public Resource Code §5097.9 et seq.

evidence that subsurface sites may exist in this Project area. Therefore, the Pechanga Tribe requests that in the case of discovery of new or additional sites or resources, that the Lead Agency re-evaluate the Project impacts to cultural resources and adopt appropriate mitigation measures to address such. The Pechanga Tribe intends to assert its legal rights with respect to additional finds of significant sites or cultural resources which are of sacred and ceremonial significance to the Pechanga Tribe.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

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. And, accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

Also, surveys and grading may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register, and may contain human remains or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts to any cultural sites that are discovered during archeological testing and grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

### **REQUESTED MITIGATION**

The Tribe requests that appropriate assessment of the archeological and cultural resources on the Project property be evaluated to determine significant and appropriate treatment by a qualified archeologist in conjunction with the Pechanga Tribe. Any such testing should involve the Tribe, and all tests to determine impacts should be completed prior to Project approval.

For the reasons above, the Pechanga Tribe requests the following mitigation measures be adopted at the present time. Upon completion of a thorough archeological assessment additional mitigation measures may be necessary.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Pre-Excavation Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities within native soils in the Tribe's aboriginal territory, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.
4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.
5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with Mr. Nicolas Faure, the Riverside County Planning Department and other interested agencies in protecting the invaluable Luiseño cultural resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295 or Laura Miranda at (951) 676-2768, Ext. 2137. Thank you for the opportunity to submit these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul E. Macarro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul E. Macarro  
Coordinator



SOUTHERN CALIFORNIA  
**EDISON**<sup>®</sup>

An EDISON INTERNATIONAL<sup>®</sup> Company

RECEIVED  
JUN -3 2005

County of Riverside  
39493 Los Alamos Road, Suite A  
Murrieta, CA 92563

May 26, 2005

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
PLANNING OFFICE

Attention: Nicolas Faure

Subject: Tract Map No. 33356

Please be advised that the division of the property shown on the above referenced map will not unreasonably interfere with the free and complete exercise of any easements held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If additional information is required in connection with the above mentioned subject, please contact me at 714-934-0838.

Lisa Salinas  
Title and Real Estate Services  
Corporate Real Estate Department

## Hesterly, Kinika

---

**From:** lorraine harrington [lfh415@yahoo.com]  
**Sent:** Monday, April 04, 2011 1:10 PM  
**To:** Hesterly, Kinika  
**Cc:** Jeff Stone  
**Subject:** TR 33356, Item 16.2 on BOS Agenda Apr 5: Letter in Opposition

To the Board of Supervisors,

I am a resident of Wine Country who also happens to live in close proximity to project TR 33356 (item 16.2 on BOS Agenda for April 5). I am also a member of Supervisor Stone's Advisory Council for the Wine Country Community Plan. Several of my fellow Council members and I learned of the proposed TR 33356 just a few days ago. This project proposes to divide ~ 40 acres into 19 homesites w/2 open space lots, with the minimum lot size of .75 acres, and to run sewer south on Anza and then west on DePortola. We were surprised to see that this project has reached what appears to be the final stage of approval, despite the thrust of the Community Plan for **much** lower minimum density and larger parcels to retain the rural ambiance of the Wine Country, as well as very lively recent discussions of opposition to clustering and the extension of sewers to areas adjacent to the Valle de Los Caballos (which this is). For these reasons, we disagree with County Staff's assessment that the project plan fits "the logical future development of the area". We ask that you reject this project proposal.

## Hesterly, Kinika

---

**From:** Paul DeSimone [twcr@me.com]  
**Sent:** Tuesday, April 05, 2011 12:09 AM  
**To:** Hesterly, Kinika  
**Cc:** Jeff Stone  
**Subject:** Re: TR 33356, Item 16.2 on BOS Agenda Apr 5: Letter in Opposition

Please pass to the Board of Supervisors.

I am writing to request you not support the project TR 33356 (item 16.2 on the BOS Agenda for 5 April 2011).

As a member of Supervisor Stone's Advisory Council for the Wine Country Community Plan, representing Residents. I know this project is not in line with the proposed changes being worked through the planning process. I also know more residents do not want to see high density cluster housing developments in Wine Country. On a personal note, I live on Linda Rosea Rd am I not in support of this project.

This plan does not keep with the rural nature expected in wine country. This project proposes increasing the density of dwellings by decreasing the minimal lot size per home. Minimum acreage home sites is proposed to be .75 acres. This project is below the proposed zoning standards, and will thus increase the density of housing structures per acre. This will not meet the intent of the Community Plan.

I have talked with other members of the Wine Country Community Council and I am not alone in not supporting this initiative. At a minimum the decision on this should be made after the modifications of the Wine Country Community Plan have been taken into consideration

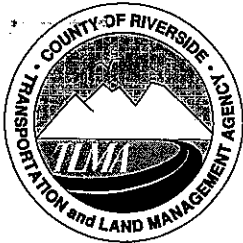
I am unable to attend the meeting on 05 April hence I am forwarding this email in hopes the BOS will review TR33356 to ensure it meets the proposed Community Plan standards.

Very respectfully submitted,  
Paul DeSimone

To the Board of Supervisors,

I am a resident of Wine Country who also happens to live in close proximity to project TR 33356 (item 16.2 on BOS Agenda for April 5). I am also a member of Supervisor Stone's Advisory Council for the Wine Country Community Plan. Several of my fellow Council members and I learned of the proposed TR 33356 just a few days ago. This project proposes to divide ~ 40 acres into 19 homesites w/2 open space lots, with the minimum lot size of .75 acres, and to run sewer south on Anza and then west on DePortola. We were surprised to see that this project has reached what appears to be the final stage of approval, despite the thrust of the Community Plan for **much** lower minimum density and larger parcels to retain the rural ambiance of the Wine Country, as well as very lively recent discussions of opposition to clustering and the extension of sewers to areas adjacent to the Valle de Los Caballos (which this is). For these reasons, we disagree with County Staff's assessment that the project plan fits "the logical future development of the area". We ask that you reject this project proposal.





# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Richard K. Lashbrook  
Agency Director

## Planning Department

Robert C. Johnson  
Planning Director

### APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- + )  TRACT MAP
- )  REVISED MAP
- + )  PARCEL MAP
- )  MINOR CHANGE

CFG03488

EA40032

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: TR 33356

**A. APPLICATION INFORMATION**

1. Applicant's Name: Sand Creek Development Email: \_\_\_\_\_  
 Mailing Address: 43180 BUSINESS PARK DR. #202  
Temecula, CA 92590  
 Telephone No.: 951-587-9100 Fax: 951-587-8866 ZIP (8am - 5pm)

2. Owner's Name: Kenneth Weidrich Email: kweidrich@nicholasinvestments.com  
 Mailing Address: 43180 BUSINESS PARK DR. #202  
Temecula CA 92590  
 Telephone No. 951-587-9100 Fax: 587-8866 ZIP (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Frank Artiga, P.E. Email: acdengineer@verizon.net  
 Mailing Address: 43020 Blackdeer Loop #201  
 Telephone No. 951-587-9841 Fax: 951-587-9842 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your 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 your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature]  
 Date: 2/8/05

Form 295-2011 (Rev. 23May02)

Main Office  
 4080 Lemon Street, 9<sup>th</sup> Floor  
 P.O. Box 1409  
 Riverside, CA 92502-1409  
 (909) 955-3200 FAX (909) 955-3157

Murrieta Office  
 39493 Suite A  
 Los Alamos Road  
 Murrieta, CA 92563  
 (909) 600-6170 FAX (909) 600-6145

Indio Office  
 82675 Highway 111  
 Indio, CA 92201  
 (760) 863-8277  
 FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Handwritten Signature]  
(All owners must sign) (Written authority may be attached)

(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 951-220-002
- 2. Section: 2 Township: 8S Range: 2W
- 3. Approximate Gross Acreage: 39.57 acres
- 4. General Location (street address, cross streets, etc.): NW CORNER OF ANZA & LINDA ROSEA
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

attach  
PROJECT INFORMATION

- 1. Proposal (Describe Project): subdivide into 21 lots
- 2. Related cases filed in conjunction with this request: n/a
- 3. Is there a previous application filed on the same site? • Yes •  No  
Case No. \_\_\_\_\_ (Parcel Map, Zone Change, etc.)  
E.A. No. (If known) \_\_\_\_\_ E.I.R. No. (If applicable) \_\_\_\_\_
- 4. Is water service available at the project site? •  Yes • No  
If "No", how far must the water line(s) be extended to provide service?  
Number of feet or miles \_\_\_\_\_
- 5. Is sewer service available at the site? • Yes •  No  
If "No", how far must the sewer line(s) be extended to provide service?  
Number of feet or miles 2 miles
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? •  Yes • No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 396,000 cy  
Amount of fill = cubic yards 396,000 cy

8. Does the project need to import or export dirt?

- Import • Export •  Neither

9. How many truck loads? \_\_\_\_\_ truck loads.

10. What is the source/destination of the import/export? \_\_\_\_\_

11. What is the square footage of the usable pad area? (That area excluding all slopes?)  
4 acre minimum square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: \_\_\_\_\_.

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

- Yes •  No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

- Dedicate Land • Pay Fees • Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

**In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.**

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

- Yes •  No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

- Yes • No

15. Does the subdivision exceed more than one acre in area?

- Yes • No

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

Check Answer


- Santa Ana River •  Santa Margarita River  
• San Jacinto River • Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/  
Representative (1)  Date 2/4/05

Owner/  
Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/3/2011,

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

APN (s) or case numbers TR33356/C207116 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

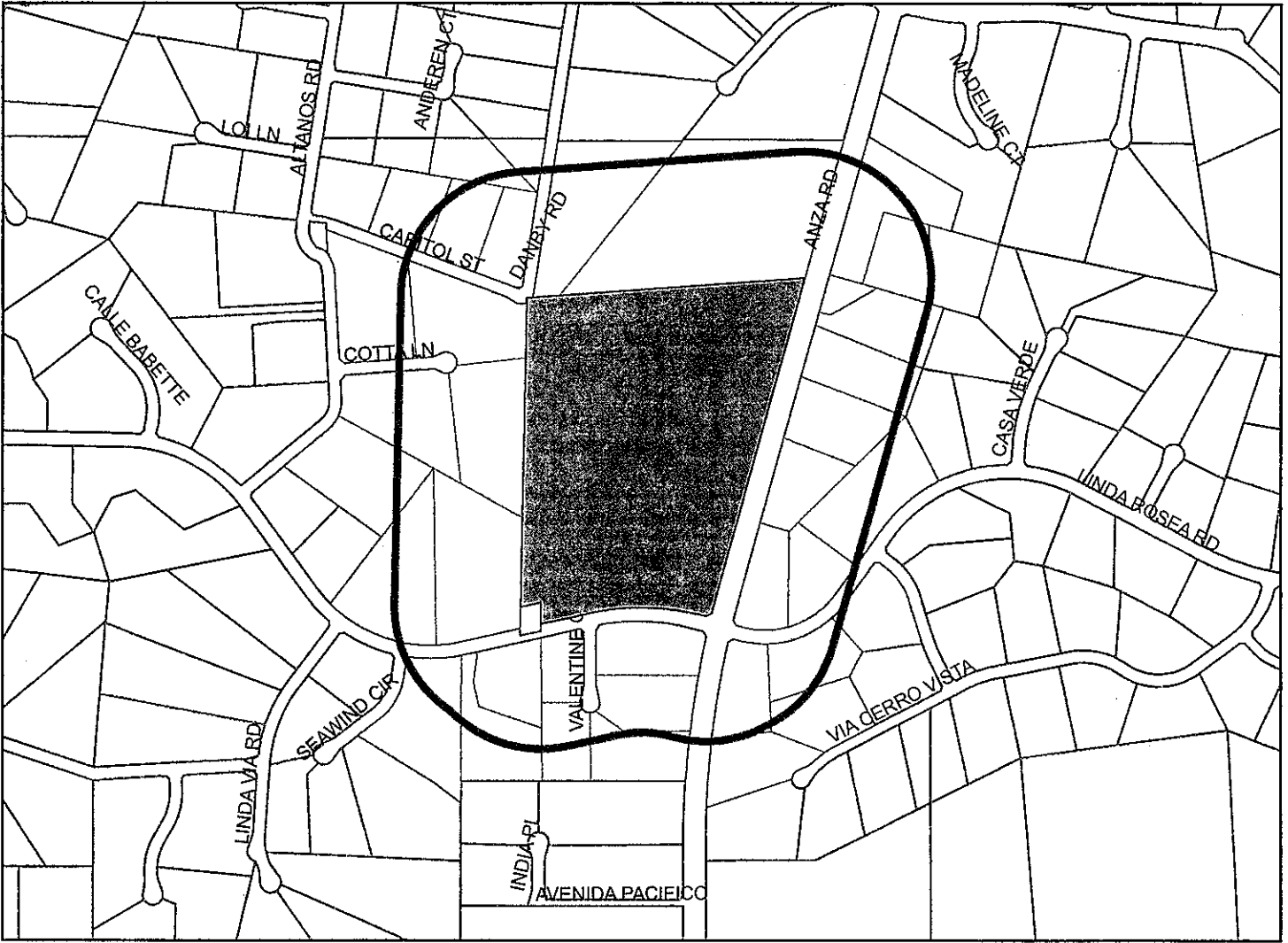
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

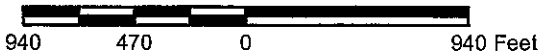
✓ 1/5/2011 C  
Expires: 7/3/2011

**600 feet buffer**



**Selected Parcels**

927-120-001	951-210-013	951-170-021	927-120-007	927-390-041	951-210-011	951-170-020	927-390-042	951-230-006	927-120-002
951-210-012	951-210-009	951-230-003	951-230-002	927-390-037	951-210-007	951-170-026	951-230-007	951-170-029	927-390-038
927-120-006	927-390-036	927-410-036	927-120-016	951-210-008	927-410-042	927-410-005	927-410-006	927-390-039	951-230-016
951-230-014	951-210-005	951-240-001	951-220-002	951-170-025	951-230-005	951-170-038	951-170-019	951-210-010	927-390-040



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 927110003 ASMT: 927110003  
DAVID JOSEPH BURTON  
SANDEE BURTON  
2560 COLT RD  
RCH PALOS VERDES CA 90275

APN: 927110019 ASMT: 927110019  
TIMOTHY BREWER  
ELSA BREWER  
T W BREWER  
JODY D NOTTINGHAM  
P O BOX 891415  
TEMECULA CA 92589

APN: 927120002 ASMT: 927120002  
DEUTSCHE BANK NATL TRUST CO  
C/O PHH MORTGAGE CORP  
4001 LEADENHALL RD  
MT LAUREL NJ 8054

APN: 927120008 ASMT: 927120008  
DANIEL GILBERT PAQUETTE  
SONIA RIOS  
35035 VIA CERRO VIS  
TEMECULA CA 92592

APN: 927120009 ASMT: 927120009  
MANUEL CABEZAS  
2233 E VANOWEN AVE  
ORANGE CA 92867

APN: 927120010 ASMT: 927120010  
WILLIS W KITCHEL  
BETTY J KITCHEL  
P O BOX 1993  
TEMECULA CA 92593

APN: 927120016 ASMT: 927120016  
RODICA TRIFA  
MIHAI TRIFA  
4461 PALOMA LN  
YORBA LINDA CA 92886

APN: 927390036 ASMT: 927390036  
MICHAEL BARRITT  
GINA BARRITT  
42280 ANZA RD  
TEMECULA CA 92592

APN: 927390038 ASMT: 927390038  
KWANG MIN PARK  
HYE OK PARK  
2150 ASHINGTON DR  
GLENDALE CA 91206

APN: 927390040 ASMT: 927390040  
WILLIAM R BURCH  
PEGGY S BURCH  
P O BOX 891266  
TEMECULA CA 92589

APN: 927410020 ASMT: 927410020  
KIRITKUMAR R PATEL  
PURNIMA K PATEL  
30138 VILLA ALTURAS DR  
TEMECULA CA 92592

APN: 927410034 ASMT: 927410034  
LINO PONCIANO RAQUEL  
AIDA SANCHEZ COSIO  
21439 RUNNING RIVER CT  
DIAMOND BAR CA 91765

APN: 927410036 ASMT: 927410036  
MOHAMMAD MOHSEN SAADAT  
FERESHTEH SAADAT  
991 S BOONE CIR  
ANAHEIM HILLS CA 92807

APN: 927410043 ASMT: 927410043  
SHERIDAN GRIFFEE  
11730 WHITTIER BLV NO 27  
WHITTIER CA 90601

APN: 951170009 ASMT: 951170009  
JUAN CARLOS ROTELLINI  
C/O CURRADO TRUST J  
40335 WINCHESTER RD  
TEMECULA CA 92591

APN: 951170014 ASMT: 951170014  
JAIMIE R ANGUS  
JILL D ANGUS  
42100 ALTANOS RD  
TEMECULA CA 92592

APN: 951170015 ASMT: 951170015  
GARY DEAN DILLON  
KAREN KIMBERLY DILLON  
34605 MESA BUTTE RD  
TEMECULA CA 92592

APN: 951170018 ASMT: 951170018  
GLENN FUJII  
JULIE FUJII  
P O VBOX 891002  
TEMECULA CA 92589

APN: 951170020 ASMT: 951170020  
CLARK R VANWICK  
SALLY R VANWICK  
P O BOX 13  
TEMECULA CA 92593

APN: 951170024 ASMT: 951170024  
CIRILA ALEJANDRINA PIATEK  
40265 ARANDA ST  
TEMECULA CA 92592

APN: 951170029 ASMT: 951170029  
KEVIN T KLUZAK  
LORI A KLUZAK  
34611 MESA BUTTE  
TEMECULA CA 92592

APN: 951170038 ASMT: 951170038  
STEVEN R MASON  
SUSAN MASON  
34609 MESA BUTTE RD  
TEMECULA CA 92592

APN: 951210008 ASMT: 951210008  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

APN: 951210009 ASMT: 951210009  
FIKRAT EDWARD COTTA  
NEJOOD COTTA  
22832 MISTY SEA DR  
LAGUNA NIGUEL CA 92677

APN: 951210016 ASMT: 951210016  
JERRY LYNN WELCH  
CAROLYN JOAN WELCH  
P O BOX 890061  
TEMECULA CA 92589

APN: 951210019 ASMT: 951210019  
JOHN J FLYNN  
MELINDA FLYNN  
4850 ELLENWOOD DR NO 3  
LOS ANGELES CA 90041

APN: 951210022 ASMT: 951210022  
HARRY D LAJOIE  
IONE H LAJOIE  
P O BOX 1567  
TEMECULA CA 92593

APN: 951220002 ASMT: 951220002  
SAN CREEK DEV  
27296 NICOLAS RD NO F201  
TEMECULA CA 92591



APN: 951230008 ASMT: 951230008  
DAVID B FIROOZ  
JALEH FIROOZ  
116 N CHEIMSFORD CT  
WICHITA KS 67230

APN: 951230016 ASMT: 951230016  
RAYMOND W CRAIN  
DEBBIE CRAIN  
P O BOX 893324  
TEMECULA CA 92589

APN: 951240001 ASMT: 951240001  
ROGER P G HARRIS  
34545 LINDA ROSEA  
TEMECULA CA 92592

APN: 951240004 ASMT: 951240004  
ANDREW P ROSS  
TATIANA L ROSS  
42562 SEAWIND CIR  
TEMECULA CA 92592

APN: 951240005 ASMT: 951240005  
HECTOR SANCHEZ  
ADOLFO SANCHEZ  
42855 LINDA VIA RD  
TEMECULA CA 92592

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

Los Angeles District,  
U.S. Army Corps of Engineers  
911 Wilshire Blvd.  
P.O. Box 532711  
Los Angeles, CA 90053-2325

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

Cultural Resources Committee,  
Pechanga Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

East Sierra and Inland Deserts, Reg. 6  
California State Dept. of Fish & Game  
3602 Inland Empire Blvd., # C220  
Ontario, CA 91764

ATTN: Division Manager  
Ecological Service,  
U.S. Fish & Wildlife Service  
6010 Hidden Valley Rd.  
Carlsbad, CA 92011

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



Applicant:  
San Creek Development, LP.  
40567 Chantemar Way  
Temecula, CA 92591

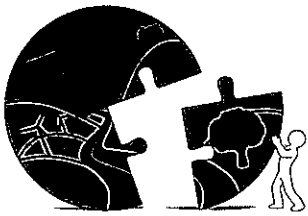
Eng-Rep:  
ACD Engineering  
43020 Blackdeer Loop #201  
Temecula, CA 9591

Owner:  
San Creek Development, LP  
43180 Business Park Dr. #202  
Temecula, CA 92590

Applicant:  
San Creek Development, LP.  
40567 Chantemar Way  
Temecula, CA 92591

Eng-Rep:  
ACD Engineering  
43020 Blackdeer Loop #201  
Temecula, CA 9591

Owner:  
San Creek Development, LP  
43180 Business Park Dr. #202  
Temecula, CA 92590



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CZ07116 / TR33356

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: Kinika Hesterly Title: Project Planner Date: June 8, 2011

Applicant/Project Sponsor: San Creek Development LP Date Submitted: February 10, 2005

**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, 12th Floor, Riverside, CA 92501

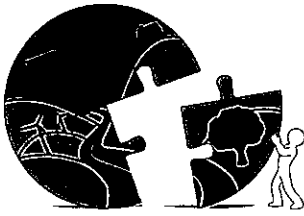
For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR33356\Hearings\Contd Off Calendar BOS Hearing\Mitigated Negative Declaration.TR33356.docx

Please charge deposit fee case#: ZEA40032 ZCFG03488

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**EA40032 - CZ07116/TR33356**

*Project Title/Case Numbers*

**Kinika Hesterly**  
*County Contact Person*

**(951) 955-1888**  
*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**San Creek Development LP**  
*Project Applicant*

**43180 Business Park Dr, Ste 202, Temecula, CA 92590**  
*Address*

**The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road.**

*Project Location*

**Change of Zone No. 7116 proposes to change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone - Residential Developments (R-5), Residential Agricultural - 1/2 Acre Minimum (R-A-1/2), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural - 2 Acre Minimum (R-A-2).**

**Tentative Tract Map No. 33356 is a Schedule B subdivision of 42.4 acres into 16 single family residential lots and two (2) open space lots for the watercourse that traverses the project site along Anza Road. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres**

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 28, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA40032 ZCFG03488 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* T0501827

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SAN CREEK DEVELOPMENT LP \$64.00  
paid by: CK 1005  
CFG FOR EA40032  
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Feb 10, 2005 09:42  
ALMILLER posting date Feb 10, 2005

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1013909

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: SAN CREEK DEVELOPMENT LP \$51.00  
paid by: CK 1079  
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE  
CFG FOR EA40032  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Dec 29, 2010 16:43  
MGARDNER posting date Dec 29, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$51.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0906524

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: SAN CREEK DEVELOPMENT LP  
paid by: CK 1067 \$1,993.00  
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE  
CFG FOR EA40032  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ May 12, 2009 08:42  
SBROSTRO posting date May 12, 2009

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



**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:

**TENTATIVE TRACT MAP NO. 33356 / CHANGE OF ZONE NO. 7116** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sand Creek Development, LP – Engineer/Representative: ACD Engineering, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road and westerly of Anza Road – 42.4 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative tract map is a Schedule B subdivision of 42.4 acres into 19 single family residential lots and two (2) open space lots. Residential lots range in size from .75 acres to 5 acres, and the two (2) open space lots total approximately 11 acres. The change of zone proposes to change the zoning classification from Rural Residential (R-R) to Open Area Combining Zone – Residential Developments (R-5) and Residential Agriculture 1/2 Acre Minimum (R-A-1/2), Residential Agriculture -1 Acre Minimum (R-A-1) and Residential Agriculture -2 Acre Minimum (R-A-2) – APN: 951-220-002. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: April 7, 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, Kinika Hesterly, at 951-955-1888 or email [khesterl@rctlma.org](mailto:khesterl@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](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: Kinika Hesterly  
P.O. Box 1409, Riverside, CA 92502-1409