

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

505B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2011

SUBJECT: CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327– Applicant: Tricia Napolitano – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Old Forest Road – **REQUEST:** The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). The tentative tract map is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 140 gross acre common lot for open space. The project proposes a private internal road system and post and beam foundations for all structures.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42349**, 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. 7762**, amending the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open

Greg A. Neal, Deputy Director for
Carolyn Syms Luna, Planning Director
(continued on next page)

Initials:
CSL:wb/dm

REVIEWED BY EXECUTIVE OFFICE

DATE

1/11/11 Tina Grande

Departmental Concurrence

Policy

Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors
CHANGE OF ZONE NO.7762
TENTATIVE TRACT MAP NO. 36327
Page 2 of 3

Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36327**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

AT THE DECEMBER 7, 2011 PLANNING COMMISSION HEARING, THE COMMISSION TOOK THE FOLLOWING ACTION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42349**, 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,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7762, amending the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **TENTATIVE TRACT MAP NO. 36327**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

In addition, per the direction of the Planning Commission and County Counsel, the Planning staff has clarified Section 25 (c) (Water Quality Impacts) and Section 45 (Utility & Service Systems – Water) of the Environmental Assessment regarding groundwater and water facilities.

The Environmental Assessment was modified to reference a study conducted by Ground Water Systems, Inc., entitled “Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California October 1990,” prepared for the County of Riverside Department of Health, Environmental Health Services Division, to clarify groundwater availability within Anza-Terwilliger Area. Per the study, the Anza Valley has the potential for approximately 9,000 dwelling units, whereas only 800 dwelling units were existing in that area as of 1990. It is estimated that approximately 500 additional residential permits have been applied or finalized in the Valley between 1990 and 2010.

The Honorable Board of Supervisors
CHANGE OF ZONE NO.7762
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Therefore, it can be concluded that the approval of this tentative map and the subsequent development of 46 additional dwelling units drawing domestic water from wells accessing the alluvial valley fill basin or basement complex rock will not create a significant impact to groundwater resources.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 7, 2011**

I. AGENDA ITEM 3:2

CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tricia Napolitano – Engineer/ Representative: Alex Alatorre – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Open Space: Rural (OS:R) (20 Acre Minimum) – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road – 265.2 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5).

II. PROJECT DESCRIPTION:

The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-6), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). The tentative tract map is a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 140 gross acre common lot for open space with an overall density of 0.173 dwelling per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures. (Legislative)

III. MEETING SUMMARY:

Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org.

Greg Burnett, Alex Alatore, and Cindy Barker spoke in support of the project.

Dorothy Aither spoke against the project.

No one spoke neutral on the project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

A 5 – 0 vote to approved CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.2
Area Plan: Riverside Extended Mountain
Zoning Area: Anza
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: December 7, 2011

CHANGE OF ZONE NO. 7762
TENTATIVE TRACT MAP NO. 36327
Environmental Assessment No. 42349
Applicant: Tricia Napolitano
Engineer/Representative: Alejandro Alatorre

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7762 proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).

Tentative Tract Map No. 36327 is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 160 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

BACKGROUND:

The applicant's proposal incorporates the Land Use Element of the General Plan which encourages clustered developments in order to preserve open space, natural resources and/or biologically sensitive resources. The Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation accounts for approximately 250 gross acres and the Open Space – Rural (OS-RUR) (20 Acre Minimum) land use designation accounts for approximately 15.2 gross acres which would allow for a maximum of 51 residential lots, where only 46 residential lots are being proposed. The applicant is proposing to cluster the proposed development on approximately 105.2 acres of the total area of 265.2 gross acres.

General Plan Land Use Element Policy L.U. 11.1(e) encourages construction techniques such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County. The applicant is proposing to reduce grading by using post and beam techniques to preserve the natural elements within the project.

In addition, the proposed change of zone will provide consistency with the project and ensure open space elements will be preserved and future lots will not be subdivided.

The applicant is also proposing lot to width exception on fourteen of the proposed lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) which have a lot to width ratio of greater than 1:4. Given the unique topographical location and clustered design of the project for purposes of preserving a significant amount open space, staff is supportive of the requested exceptions.

ISSUES OF POTENTIAL CONCERN:

Staff has received several letters from the Ramona Band of Cahuilla Indians Tribe expressing concerns related to the Cultural Resources Assessment report and water rights. The Tribe indicated that the applicant has failed to meet with the Tribe after several meeting requests. In addition, the Tribe

expressed concerns about prehistoric or historic resources within or adjacent to the proposed project area. The County Archaeologist has reviewed the prepared Cultural Resources Assessment report subsequent to the Tribe's concerns and has found the report to be sufficient.

The Tribe is also concerned about water rights within the proposed project. Their letters indicate that the Tribe has a federally reserved right to groundwater and the Tract Map is premature given that water rights for the proposed project and the individual parcels have yet to be determined. Staff believes that the determination of water rights is a civil matter and not a land use issue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Rural (OS: RUR) (20 Acre Minimum) to the north and east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the west
3. Proposed Zoning (Ex. #2): Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5)
4. Surrounding Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) to the west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant and single family residences
7. Project Data:
Total Acreage: 265.2
Total Proposed Lots: 46
Proposed Min. Lot Size: 2 gross acres
Schedule: "C"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42349**, 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. 7762**, amending the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36327**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed tentative tract map is consistent with the proposed Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space 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 "C" 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 clearly 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 Multiple Species Habitat Conservation Plan (WRCMSHCP).
8. The proposed lot to width request for exception on lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) is compatible with the present and future logical development of the area.

9. Exceptions from the requirements of this ordinance relating to the design or improvement of land divisions shall be granted by the appropriate Advisory Agency or Appeal Board only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
10. Applications for exceptions shall be made, in writing, stating fully the reasons and justification for the requested exception, and shall be submitted with the application for a land division.

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

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) on the Riverside Extended Mountain Area Plan.
2. The proposed tentative map, with clustered residential parcels ranging in size from 2 to 4 acres but with an average density of 1 dwelling unit per 5.89 acres, is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) (20 Acre Minimum) to the north and east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, Rural: Rural Residential (R: RR) (5 Acre Minimum).
4. The proposed zoning for the subject site is Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).
5. The proposed tentative map's residential parcels, are consistent with the development standards set forth in the Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5) zones.
6. The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 5 Acre Minimum (R-R-5) to the west.
7. Scattered large lot single family residences have been constructed and exist in the project vicinity.
8. The proposed length to width exceptions for lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) are consistent with Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E.
9. Pursuant to the applicant's letter, dated October 12, 2011, the project site contains special circumstances due to the size, shape, and topography in which the project is located within. The

length of lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) exceeds 4 times the width of the lot due to these circumstances.

10. Planning Department staff has determined that an exception to the lot to width ratios for these particular lots will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
11. This project is not located within a Criteria Area Cell Group and as such the Environmental Programs Division staff has determined the project fulfills the requirements of the WRCMSHCP.
12. Environmental Assessment No. 42349 identified the following potentially significant impacts:
 - a. Geology / Soils
 - b. Hazards & Hazardous Materials
 - c. Hydrology / Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, two letters from the Ramona Band of Indians, in opposition to the project have been received.
2. The project site is not located within:
 - a. City sphere of influence;
 - b. WRCMSHCP Criteria Cell;
 - c. Specific Plan;
 - d. A General Policy Area;
 - e. General Plan Overlay;
 - f. A Redevelopment Area;
 - g. An Agricultural Preserve;
 - h. Airport Influence Area/Zone;
 - i. SKR fee area Ord. 663.10;
 - j. A Fault zone.
3. The project site is located within:
 - a. Community of: Anza;
 - b. Area Plan: REMAP;
 - c. General Plan Land Use Designation: Open Space – Rural (OS-RUR) (20 Acre Minimum) and Rural Residential (RR) (5 Acre Minimum);
 - d. School District: Hemet Unified School District;
 - e. Riverside County Flood Control District;
 - f. Watershed: Santa Margarita;
 - g. High Fire Area;
 - h. Lighting Ordinance 655 zone: Zone B, 18.36 Miles from Mt. Palomar;
 - i. Paleontological Sensitivity: High Sensitivity.

4. The subject site is currently designated as Assessor's Parcel Numbers 573-040-001 and 573-040-002.

CSL:wb

Y:\Planning Case Files-Riverside office\TR36327\TR36327- Staff Report - 9-27-11 clean copy.docx

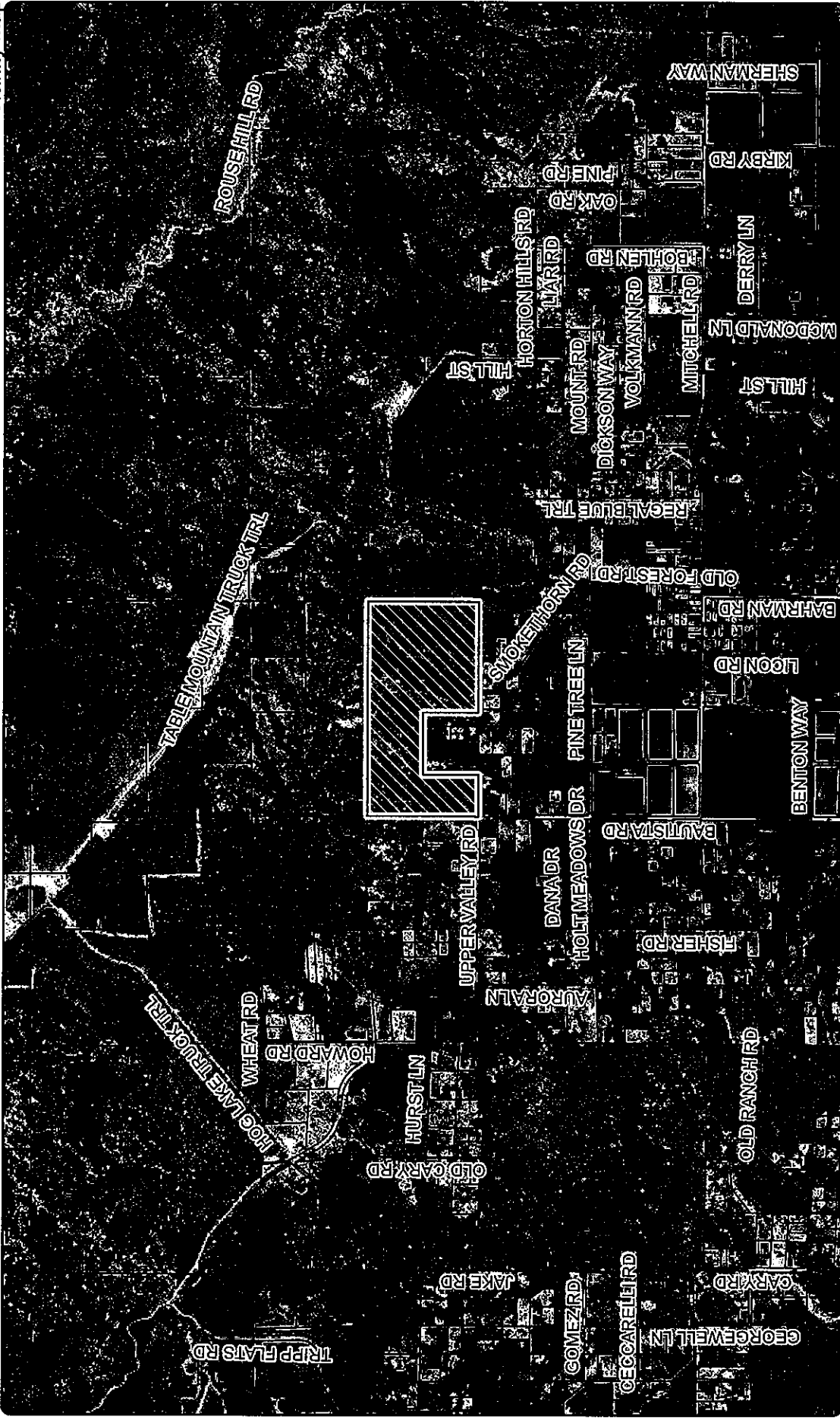
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Date Revised: 11/09/11

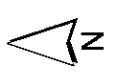
**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07762 TR36327
 VICINITY/POLICY AREAS**

Supervisor Stone
 District 3

Date Drawn: 10/11/11
 Vicinity Map



Assessors Bk. Pg. 573-04
 Thomas Bros. Pg. 904 G7
 Edition 2009



Zoning Area: Anza
 Township/Range: T7SR3W
 Section: 5

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 Incho at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

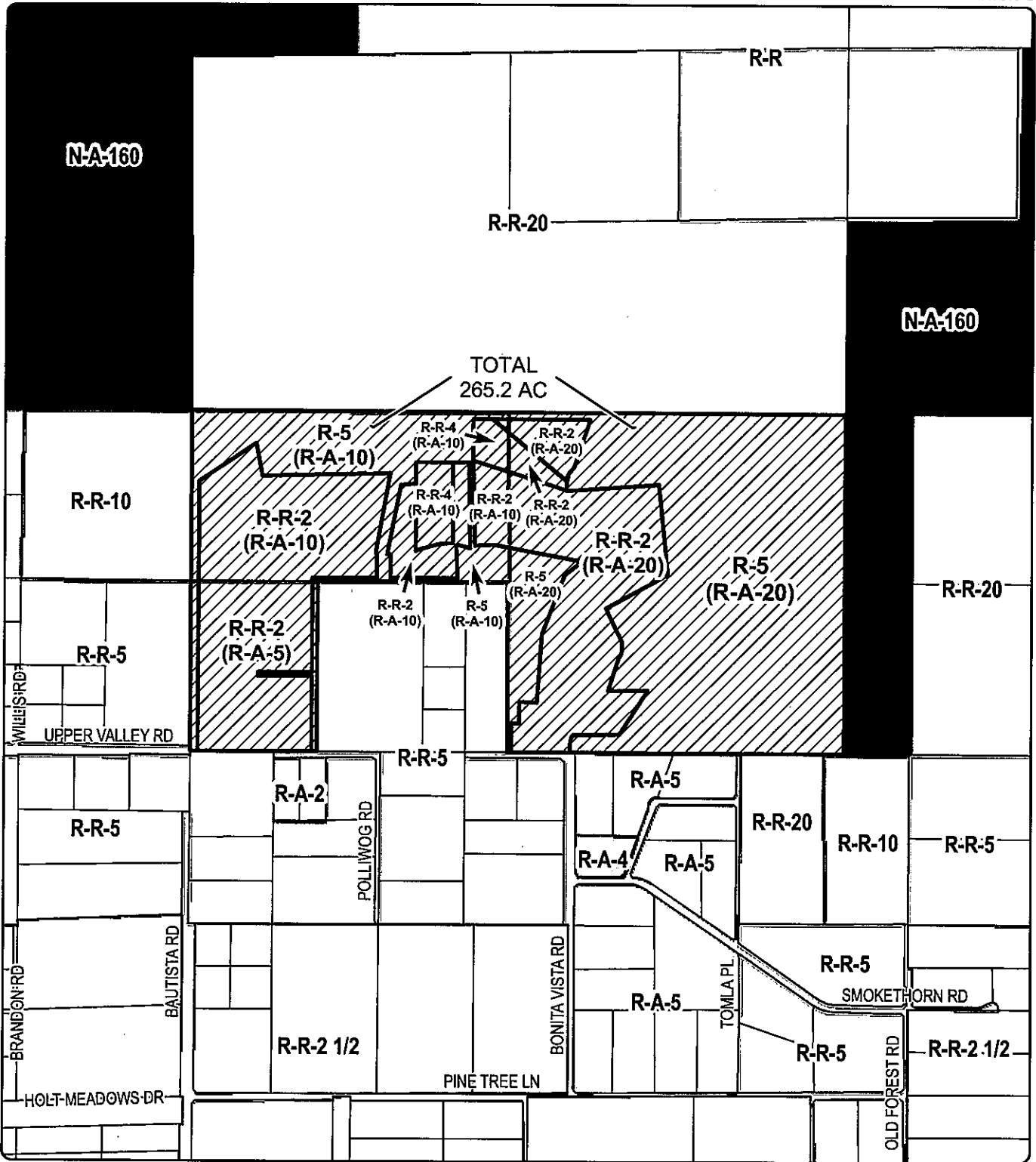
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07762 / TR36327

PROPOSED ZONING

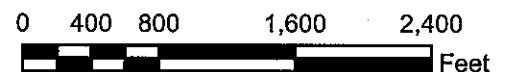
Supervisor Stone
District 3

Date Drawn: 10/11/11
Exhibit 3



Zoning Area: Anza
Township/Range: T7SR3W
Section: 5

Assessors Bk. Pg. 573-04
Thomas Bros. Pg. 904 G7
Edition 2009



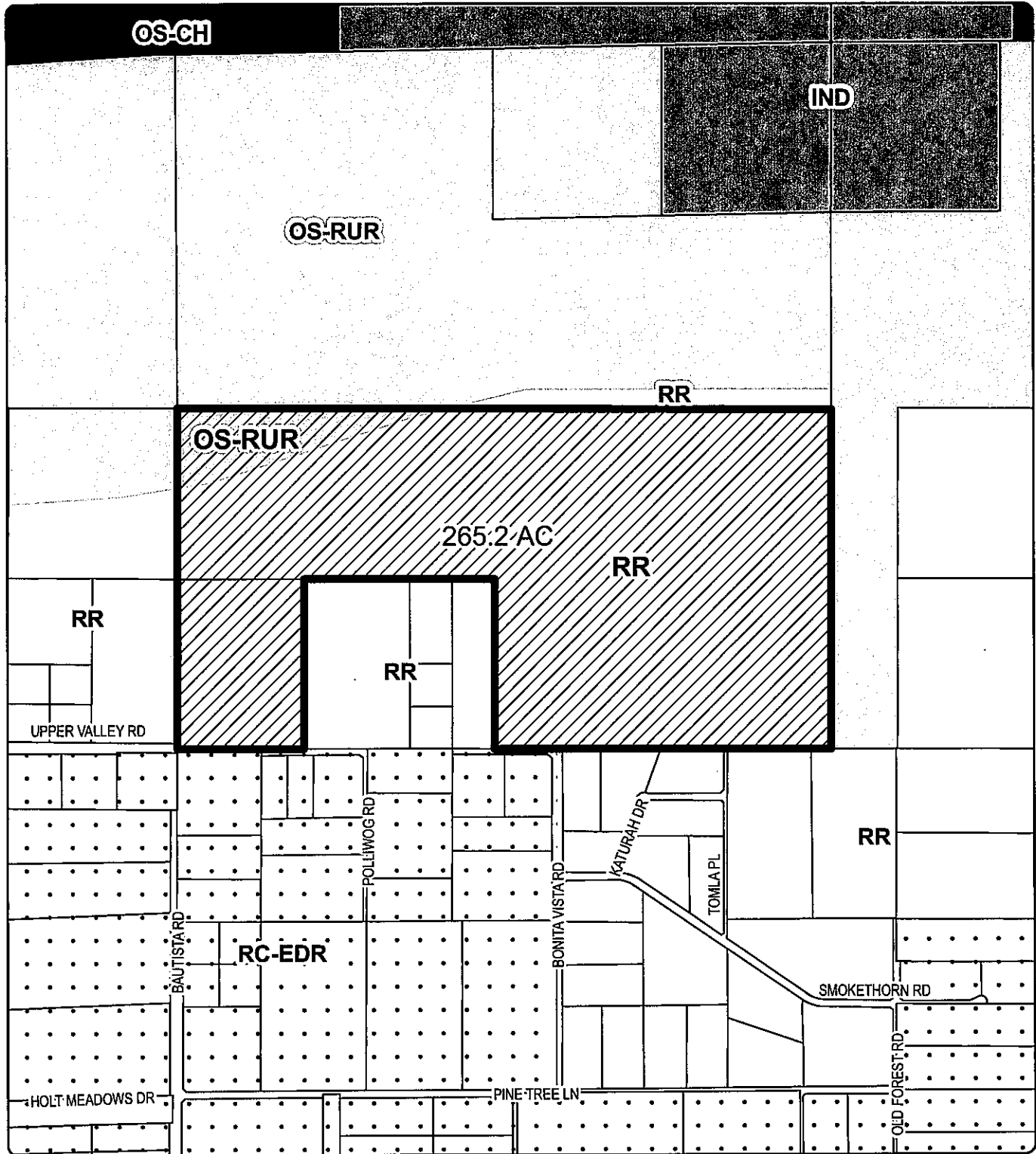
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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07762 TR36327
EXISTING GENERAL PLAN

Date Drawn: 10/11/11
Exhibit 5

Supervisor Stone
District: 3

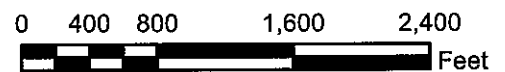


Zoning Area: Anza
Township/Range: T7SR3W
Section: 5

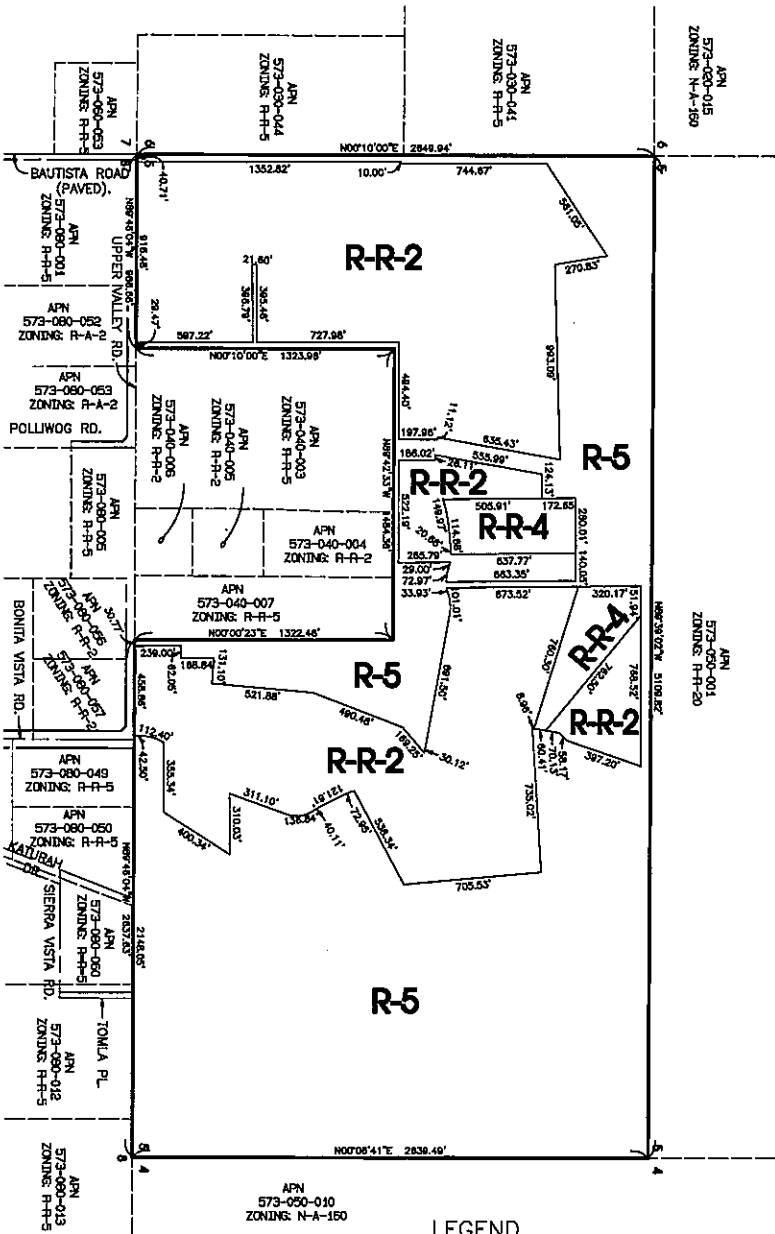
Assessors Bk. Pg. 573-04
Thomas Bros. Pg. 904 G7
Edition 2009



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ANZA AREA
SECTION 5, T. 7 S., R. 3E., S.B.M.



APPLICANT NAME
TRICIA NAPOLITANO OR GREG BURNETT
P.O. BOX 391111
ANZA, CA 92539
PH 818-523-2086

LAND OWNER
GREG BURNETT
P.O. BOX 391111
ANZA, CA 92539
PH 818-428-0900

EXHIBIT PREPARER
BRIAN T. HESS, PLS
P.O. BOX 578
NUEVO, CA 92567
PH 951-325-2200

ASSESSORS PARCEL NO.
573-040-001, 573-040-002
36990 BONITA VISTA
ANZA, CA 92539

PROPERTY SIZE
235.17 ACRES

CURRENT ZONING
R-R-5, R-R-10 & R-R-20

CURRENT LAND USE
OS-RUR & RR

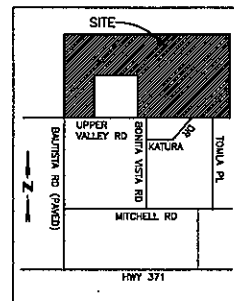
PROPOSED ZONING
R-R-2, R-R-4 & R-5

UTILITY PURVEYORS & SCHOOL DISTRICT
SCHOOL DISTRICT: HEMET UNIFIED
SCHOOL DISTRICT

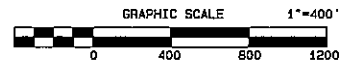
UTILITIES:
WATER: NONE/PRIVATE
SEWER: NONE/PRIVATE
GAS: NONE/PRIVATE
ELECTRIC: ANZA ELECTRICAL COOP.
TELEPHONE: VERIZON
CABLE TELEVISION: NONE

FEMA MAP
06085C2825G
DI PANEL 2825G
08/28/2008

LEGAL DESCRIPTION
COC 6948 RECORDED APRIL 13, 2005
PER INST. NO. 2005-0342007 OF MAY
11, 2005, RIVERSIDE COUNTY RECORDER
& THE WEST 30 ACRES OF THE SW 1/4
OF THE SW 1/4 OF SECTION 5, T. 7S.,
R 3E. SBM



VICINITY MAP
N.T.S.
TB PG 904, G6, 2005



LEGEND

- R-5** COMMON AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS
- R-R-2** RURAL RESIDENTIAL
2-ACRE MINIMUM
- R-R-4** RURAL RESIDENTIAL
4-ACRE MINIMUM



MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 573, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO.
ADOPTED BY ORDINANCE NO.

NOT IN A SPECIFIC PLAN AREA

PREPARED 08/15/2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 573-040-001 & 573-040-002

SLOPE ANALYSIS

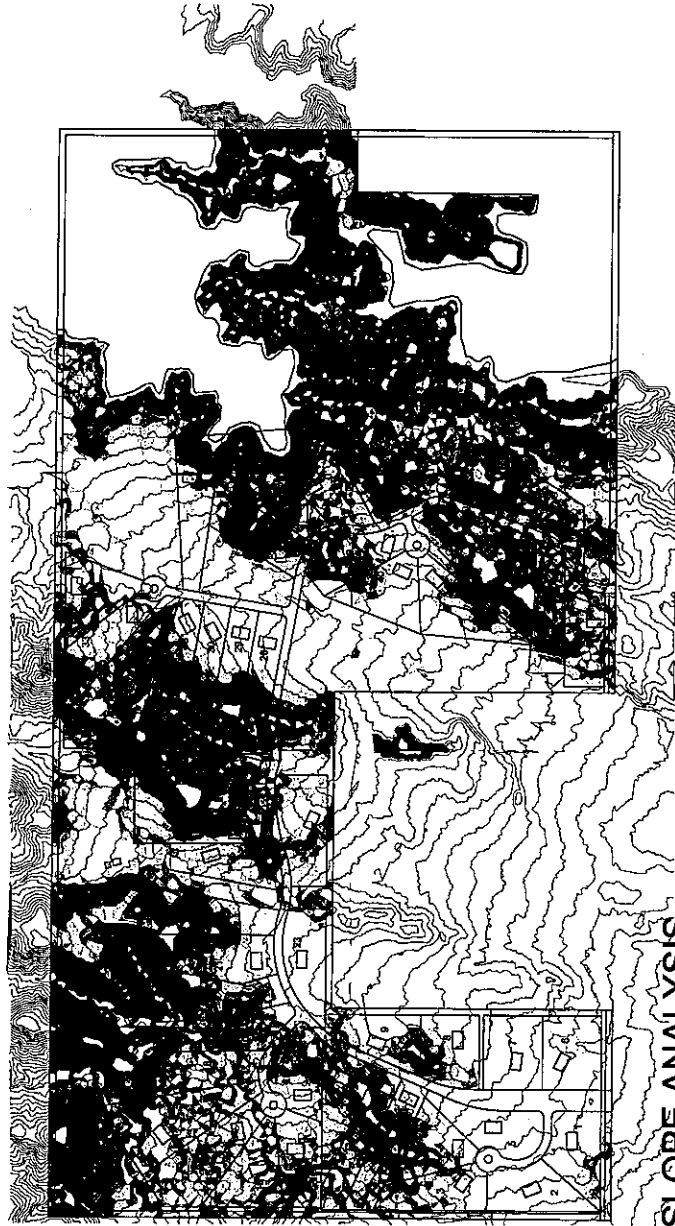
TENTATIVE TRACT MAP No. 36327
 THOMAS MOUNTAIN RANCH,
 ANZA, CALIFORNIA



DATE: 05/11/2011
 JOB NO.: 10020
 DRAWING NO.: 10020/1A

SHEET
2

ALExANDRO ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 3845 W. 15th ST. SUITE 200
 PHOENIX, AZ 85027
 PHONE: (602) 510-1960



SLOPE ANALYSIS

SUMMARY

Color	Range Beg.	Range End	Area	Percent
□	0.00	5.00	2436038.17	25.3
□	5.00	10.00	1488863.01	15.5
□	10.00	15.00	884915.18	9.2
■	15.00	20.00	815385.79	8.5
■	20.00	25.00	803634.04	8.3
■	25.00	300.00	3209502.07	33.3

DATE: AUGUST 2011
 DRAWN BY: JAL
 CHECKED BY: JAL

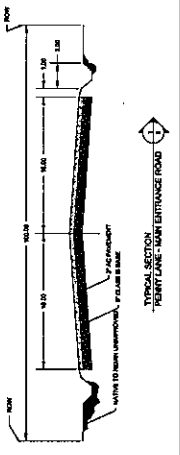
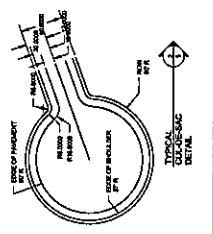
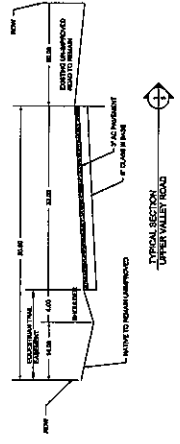
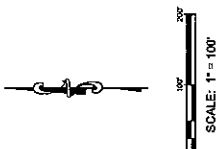
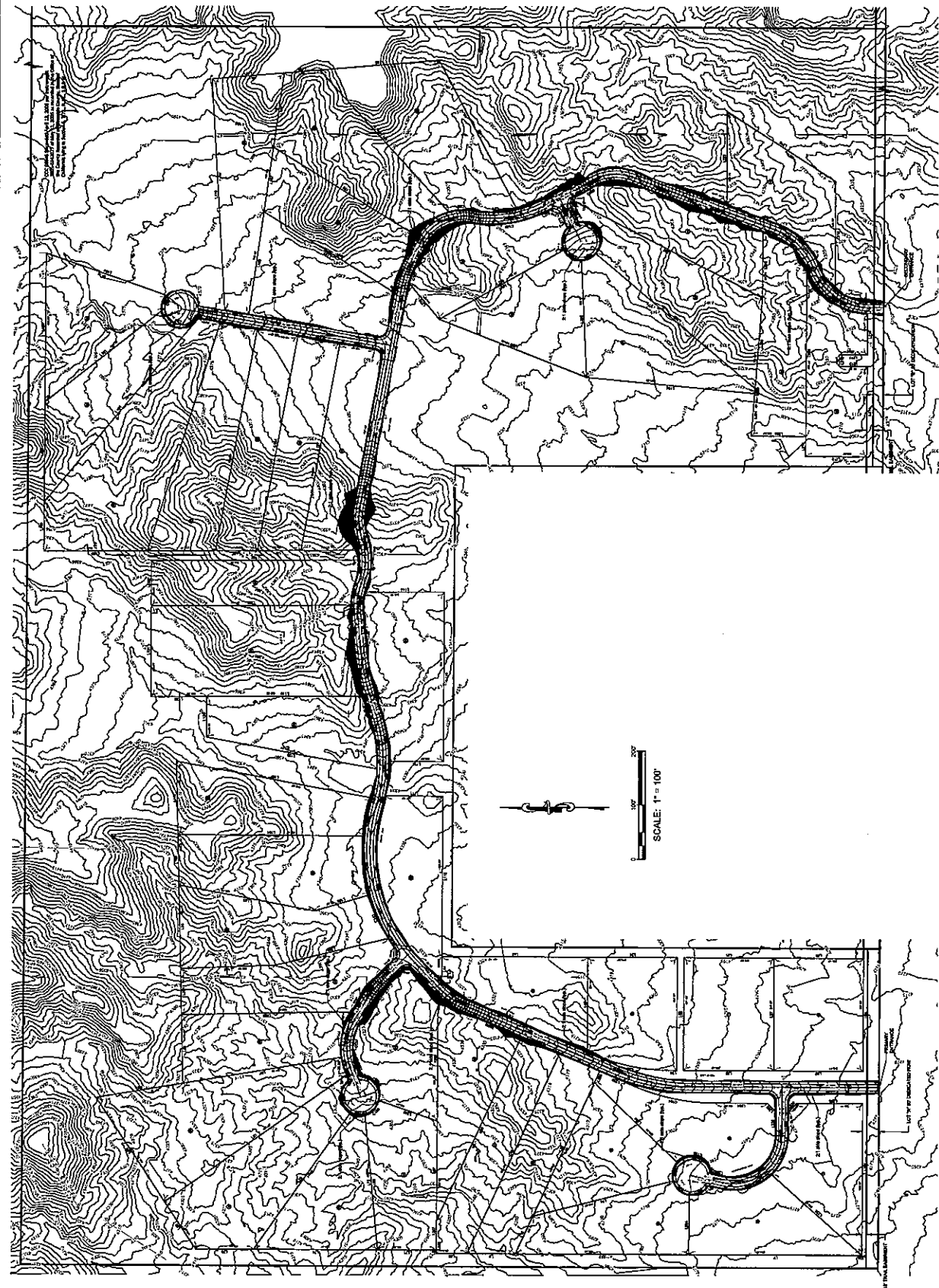


TENTATIVE TRACT MAP NO. 38327
 THOMAS MOUNTAIN RANCH
 ANZA, CALIFORNIA

ROADWAY GRADING &
 PARCEL PLAN

ALEJANDRO ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 1801 TRINIDAD AVE. SUITE 100
 ANZA, CALIFORNIA 92521
 PHONE: (949) 510-1960

NO. 1	REVISIONS



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42349

Project Case Type (s) and Number(s): CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Wendell Bugtai, Project Planner

Telephone Number: 951-955-2419

Applicant's Name: Tricia Napolitano

Applicant's Address: P.O. Box 39111, Anza, CA 92539

I. PROJECT INFORMATION

Project Description: Change of Zone No. 7762 proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).

Tentative Tract Map No. 36327 is a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot sizes ranging from two (2) to four (4) gross acres, and one (1) approximately 160 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 265.2 Gross Acres

Residential Acres: 265.2	Lots: 47	Units: 46	Projected No. of Residents: 71
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 573-040-001, 573-040-002

D. Street References: The project is located northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 7S Range 3 East Section 5

F. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant with a proposal to building single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

C. **Foundation Component(s):** Rural (R) and Open Space (OS)

D. **Land Use Designation(s):** Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum)

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

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20)

Proposed Zoning, if any: Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).

J. Adjacent and Surrounding Zoning: Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

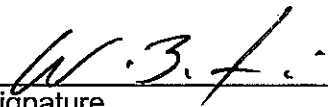
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

January 9, 2012

Date

Wendell Bugtai

Printed Name

For Carolyn Syms Luna, Director

I. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-7 "Scenic Highways"

Findings of Fact:

- a) The project is not located within a highway corridor.
- b) The project will not 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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

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) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is 18.36 Miles from Mt. Palomar Observatory.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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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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 OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project will not 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) The project will not conflict with any agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use

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

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The project will not conflict with or obstruct implementation of the applicable air quality plan.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No Mitigation Required.

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

- a) The project site, while located within the boundaries of Western Riverside County Multiple Species Habitat Conservation Plan, is not located within a Cell/Criteria Area, and will therefore not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12.

- c) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historical site.
- b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

- a) A Phase I Cultural Resources Report (PD-A-4704) was prepared for the project site and no cultural resources were identified. The report has been reviewed and determined adequate by the County Archaeologist, who, based upon recommendations contained within the report, conditioned the project to require limited archaeological monitoring. On that basis, it has been concluded that the project will not likely alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Three letters have been received from the Ramona Band of Cahuilla Indians (dated 8/2/2011, 10/20/2011 & 10/27/2011.) The Tribe has raised concerns regarding the lack of response from the archaeological consultant regarding cultural resources within the project's Area of Potential Effect (APE.) The Tribe also indicated the recommended conditions of approval relative to cultural resources may be inadequate. However, as indicated above, the County Archaeologist as determined that the lack of response from the consultant does not directly affect the conclusions and recommendations of the report and has determined the prepared report to be adequate and sufficient; and based upon the recommended conditions of approval, has recommend approval of the project.

Mitigation: Condition of Approval 60. Planning. 2 requires that, prior to the issuance of a grading permit, the developer/permit holder retain and enter into a contract with a qualified archaeologist who will be included in any pre-grade meetings to provide cultural sensitivity training and establish guidelines for ground disturbance in sensitive areas. The archaeologist will manage and oversee monitoring for all mass/rough grading activities (including clearing, grubbing, tree removals, grading trenching, stockpiling of materials, rock crushing, structure demolition, etc.) A copy of the fully executed contract must be submitted to the Planning Department.

Condition of Approval 60. Planning. 4 requires that, prior to the issuance of a grading permit, the developer/permit holder enter into an agreement with the Ramona Band of Cahuilla Indians for tribal monitoring. The agreement will address the treatment and ultimate disposition of cultural resources. A copy of the agreement must be submitted to the Planning Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Department of Building and Safety Grading Division and Planning Department (County Archaeologist).

10. Paleontological Resources

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

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

Findings of Fact:

a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project is 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.

The project has been reviewed and the following conditions have been recommended:

Mitigation: 10. PLANNING.18 and 50. PLANNING.35

GEO02224 recommended:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 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.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

And;

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1. The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02224) shall be delineated on the ECS as approved by the Planning Department.
2. A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2224 was prepared for this project by Inland Foundation Engineering Inc. and Terra Geosciences. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02224, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

Monitoring: Building and Safety Plan Check Process and Planning Department review

12. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) The project may be subject to seismic-related ground failure, including liquefaction.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

Monitoring: Building and Safety Plan Check Process and Planning Department review

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may be subject to strong seismic ground shaking.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Ground Subsidence

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

Source: Riverside County Land Information System (RCLIS), GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may 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.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 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.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17. Slopes

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

Source: Project Application Materials

Findings of Fact:

a) The project will not change topography or ground surface relief features.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection, Riverside County Land Information System (RCLIS), GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project may be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.
- c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: 10.PLANNING.18

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 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.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

19. Erosion

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

Source: 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) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

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

Findings of Fact:

- a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: State CEQA Guideline, § 15064.4., Atkins, October 2011, "Air Quality and global Climate Changes Analysis Report", Thomas Mountain Ranch Residential Development, Tentative Tract Map 36327, Unincorporated Community of Anza, County of Riverside, California

Findings of Fact:

- a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Per the air quality study dated October 2011, the total GHG emissions attributable to the project are 918.59 MT CO_{2e} per year, which is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below the 3,000 MT CO_{2e} / year threshold. Therefore, impacts from the project generated GHG emissions are less than significant.

- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project will not require review by the Airport Land Use Commission.
- c) The project will not be 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.
- d) The project will not be located 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

24. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project may 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.

Mitigation: 60.FIRE.1

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 1,500 feet, and 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.

Monitoring: Building and Safety Plan Check Process and Fire Department review

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

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

Findings of Fact:

- a) Through project design and proposed conditions of approval, the project will not 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) The project will not violate any water quality standards or waste discharge requirements.
- c) The proposed forty-six (46) lots with a with an average lot size of 5.89 acres will not adversely deplete groundwater levels 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.

A study conducted and prepared by Ground Water Systems, Inc. entitled "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California, October 1990" was prepared for the County of Riverside Department of Environmental Health Services Division and provided groundwater analysis within the Anza-Terwilliger Area.

Section 6.2.13 of the study outlined various land uses, project acreage, water duty, and water usage, as follows:

Land Use Category	Acres	Water Duty Acre feet/Year (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit	---	1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. The report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were an estimated 200 dwelling units in the Basement Complex rocks of the Anza area having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15)

The report continued by indicating a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley has a potential for 9,160 dwelling units and currently has approximately 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS as of 2010, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 265.2 gross acres for forty-six (46) additional units, the potential impacts are less than significant.

Final Analysis: In light of the growing concern regarding groundwater availability, based upon the data available, staff has determined that the proposed project will not significantly impact groundwater availability.

- The project proposal for new single family residential homes will not 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.
 - Sufficient water supplies will be provided by individual wells, pumps and water tanks, however prior to building permit issuance a water supply permit will be required.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) 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.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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 will not 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) The project will not have changes in absorption rates or the rate and amount of surface runoff.
- 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 (Dam Inundation Area).
- d) The project will not make changes in the amount of surface water in any water body.

Mitigation: 10.FLOOD RI. 1, 10.FLOOD RI. 2, 50.FLOOD RI. 2

The Riverside County Flood Department has recommended the following conditions:

While several watercourses cross through the site, two major watersheds impact this development. The first major watershed, originating in the Thomas Mountains north of the site, has a drainage area of approximately 1.2 square miles. Runoff from this drainage area flows southerly through the central/easterly portion of the site. In the second major watershed, two large watercourses, with a combined drainage area of 35-acres, join together in the central portion of the site near the northerly property line.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the nature of the topography, the project site has a potential for debris production. In the flatter areas of the project site, the direction and concentration of flood flows are unpredictable and therefore cover a wide area. The buildup of the deposits could alter the direction of flood flows and create the potential for flooding and debris damage. The District has determined that the floodplains from these two watersheds, along with several well defined watercourses, shall be delineated on the environmental constraint sheet.

The proposed lots have been configured so that each residential lot has a building site outside of the floodplain and/or watercourses. For Lots 28-31, if the pads are located within 200 feet of Equestrian Trail, the finished floor of new structures shall be elevated 18 inches above the highest adjacent finished ground surface.

The main road through the development, combined with the cul-de-sac, provides vehicular access to the lots and has two (2) connection points to Upper Valley Road. The previously mentioned floodplains cross the road. There is currently no infrastructure for the control of storm runoff in this area and no culverts are proposed. At the locations where the floodplains (and watercourses) intersect the roads, 'Arizona type crossings' are proposed so storm runoff would flow over the road. It should be noted that during even a moderate storm event, the roads could be washed out completely and access to the lots may be impaired.

Based on the road profiles provided with the exhibit, grading within the floodplains, both upstream and downstream of where the road and the floodplain cross, will be required. However, this work is not expected to alter drainage patterns.

A preliminary Water Quality Management Plan was submitted for this project. Some additional information and clarification to this document is required. However, since the lot size are two (2) acre or greater, a final WQMP is acceptable. It should be noted that a final WQMP for each lot (including Common Lot 47 and street development) shall be submitted for review and approval prior to map recordation, grading or building permit issuance, whichever comes first.

and;

The approximate 100-year floodplain limits through the property as shown on the exhibit shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill and block walls. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed. Non-habitable structures (e.g., agricultural buildings, pole barns) are permissible provided that they do not obstruct flood flows."

and;

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.

Monitoring: Building and Safety Plan Check Process and Flood Department review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not affect in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

28. Planning

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

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

Findings of Fact:

- a) The project will be consistent with the site's existing or proposed zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) 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 Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

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

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

Findings of Fact:

- a) The project is not 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.
- b) The project is not located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

- a) The project is not located near a railroad.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Site Visit

Findings of Fact:

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

34. Noise Effects on or by the Project

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project will not have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) The project will not have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Instances of temporary outdoor church gathers have been observed on the project site which will not generate noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

- c) The project will not have exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) The project will not provide exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or 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 Fire Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or 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 Sherriff Services.

Mitigation: No Mitigation Required.

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

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

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or 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 Schools.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or 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 Libraries.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Findings of Fact:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or 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 Health Services.

Mitigation: No Mitigation Required.

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

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not 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.
- c) The project will not be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The project is not located within any recreational trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Source: Riverside County General Plan

Findings of Fact:

- a) The project is will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The project is will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project is will not 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.
- d) The project is will not alter waterborne, rail or air traffic.
- e) The project is will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project is will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project is will not cause an effect upon circulation during the project's construction.
- h) The project is will not result in inadequate emergency access or access to nearby uses.
- i) The project is will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

- a) The project is not located within any bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will have sufficient water supplies available to serve the project.

A study conducted and prepared by Ground Water Systems, Inc. entitled "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California, October 1990" was prepared for the County of Riverside Department of Environmental Health Services Division and provided groundwater analysis within the Anza-Terwilliger Area.

Section 6.2.13 of the study outlined various land uses, project acreage, water duty, and water usage, as follows:

Land Use Category	Acres	Water Duty Acre feet/Year (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit	---	1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. The report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the Anza area having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15)

The report continued by indicating a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley has a potential for approximately 9,000 dwelling units and currently has approximately 800 existing dwelling units. In accordance with the Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS as of 2010, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 265.2 gross acres for forty-six (46) additional units, the potential impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Final Analysis: In light of the growing concern regarding groundwater availability, based upon the data available, staff has determined that the proposed project will not significantly impact groundwater availability.

- The project proposal for new single family residential homes will not 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.
- Sufficient water supplies will be provided by individual wells, pumps and water tanks, however prior to building permit issuance a water supply permit will be required.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- The project will not 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.
- The project will 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.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

47. Solid Waste

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

- a-g) The project site is currently existing and no new expansion related to utilities will be provided, therefore, no impacts will result.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

a) The project will not conflict with any adopted energy conservation plans.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

a) No other issues of potential concern have been identified.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

- A. County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO:
- B. Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California".
- C. Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California".
- D. Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California".
- E. Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf".
- F. Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011".
- G. Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011".
- H. Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- I. Atkins, October 2011, "Air Quality and global Climate Changes Analysis Report", Thomas Mountain Ranch Residential Development, Tentative Tract Map 36327, Unincorporated Community of Anza, County of Riverside, California
- J. "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California October 1990"

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92501

County of Riverside – Department of Environmental Health
 4080 Lemon Street, 2nd Floor
 Riverside, CA 92501

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "C" subdivision 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 180 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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10. GENERAL CONDITIONS

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

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. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36327 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Tentative Map No. 36327, Amended No. 3, dated 9/22/11.

APPROVED EXHIBIT G = Tentative Map No. 36327, Conceptual Grading Plan, dated 9/22/11.

APPROVED EXHIBIT F = Tentative Map No. 36327, Fault Zone Exhibit, dated 11/1/11.

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

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 - GENERAL INTRODUCTION RECOMMND

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

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

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS (cont.) RECOMMND

to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or

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10. GENERAL CONDITIONS

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

operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

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

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 16 MAP - PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 17 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be

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10. GENERAL CONDITIONS

10.BS GRADE. 17 MAP - FAULT LOCATIONS (cont.) RECOMMND

located in those areas.

10.BS GRADE. 18 MAP - DR WAY XING NMC RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

10.BS GRADE. 25 MAP - POST & BEAM LOT RECOMMND

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 TR#36327 - COMMENTS

RECOMMND

According to Inland Foundation Engineering, Inc. letter dated 1/17/11, it states that "...significant portions of the proposed development are underlain by soils which will be suitable for leach lines." This statement was based on information obtained by Inland Foundation during their subsurface geologic/fault exploration study performed at the project's site.

Therefore, the Department of Environmental Health (DEH) will allow the project to propose the use of an Onsite Wastewater Treatment System (OWTS) for each lot. However, it should be noted that a final determination of the OWTS location and design will be made by DEH pending review and approval of a soils percolation study performed in accordance with the DEH Technical Guidance manual for each lot.

10.E HEALTH. 2 OWTS - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) must maintain all required setbacks. In addition, no part of the proposed OWTS can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

FIRE DEPARTMENT

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

RECOMMND

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule C fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36327 is a proposal to subdivide an approximately 258-acre site into single family residential lots of various sizes and one large common open space lot (Lot 47) of about 158-acres. The residential lots vary in size from about two (2) to five (5) acres. The project proposes a private internal road system and post and beam foundations for all structures. The site is located in the Anza area on the north side of Upper Valley Road east of Bautista Road at the base of the Thomas Mountains.

While several watercourses cross through the site, two major watersheds impact this development. The first major watershed, originating in the Thomas Mountains north of the site, has a drainage area of approximately 1.2 square miles. Runoff from this drainage area flows southerly through the central/easterly portion of the site. In the second major watershed, two large watercourses, with a combined drainage area of 35-acres, join together in the central portion of the site near the northerly property line.

Due to the nature of the topography, the project site has a potential for debris production. In the flatter areas of the project site, the direction and concentration of flood flows are unpredictable and therefore cover a wide area. The buildup of the deposits could alter the direction of flood flows and create the potential for flooding and debris damage. The District has determined that the floodplains from these two watersheds, along with several well defined watercourses, shall be delineated on the environmental constraint sheet.

The proposed lots have been configured so that each residential lot has a building site outside of the floodplain and/or watercourses. For Lots 28-31, if the pads are located within 200 feet of Equestrian Trail, the finished floor of new structures shall be elevated 18 inches above the highest adjacent finished ground surface.

The main road through the development, combined with the cul-de-sac, provides vehicular access to the lots and has two (2) connection points to Upper Valley Road. The previously mentioned floodplains cross the road. There is currently no infrastructure for the control of storm runoff

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

in this area and no culverts are proposed. At the locations where the floodplains (and watercourses) intersect the roads, 'Arizona type crossings' are proposed so storm runoff would flow over the road. It should be noted that during even a moderate storm event, the roads could be washed out completely and access to the lots may be impaired.

Based on the road profiles provided with the exhibit, grading within the floodplains, both upstream and downstream of where the road and the floodplain cross, will be required. However, this work is not expected to alter drainage patterns.

A preliminary Water Quality Management Plan was submitted for this project. Some additional information and clarification to this document is required. However, since the lot size are two (2) acre or greater, a final WQMP is acceptable. It should be noted that a final WQMP for each lot (including Common Lot 47 and street development) shall be submitted for review and approval prior to map recordation, grading or building permit issuance, whichever comes first.

10.FLOOD RI. 2

MAP FLOODPLAIN NOTE ON ECS

RECOMMND

The approximate 100-year floodplain limits through the property as shown on the exhibit shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill and block walls. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed. Non-habitable structures (e.g., agricultural buildings, pole barns) are permissible provided that they do not obstruct flood flows."

10.FLOOD RI. 5

MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 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. 17 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 completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

rojects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also 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.

10.FLOOD RI. 21 MAP ELEV 18" FF LOTS 28-31 RECOMMND

For Lots 28-31, if the structures are located within 200 feet of the Equestrian Trail, the finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall 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. 2

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 it 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 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. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 10

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Rural Residential - 4 Acre Minimum (R-R-4), Rural Residential - 2 Acre Minimum (R-R-2) and Open Space Combining Zone - Residential Developments (R-5) zones, respectively.
- b. The front yard setback for the R-A zone is 20-feet.
- c. The side yard setback for the R-A zone is 5-feet.
- d. The street side yard setback for the R-A zone is 5-feet.
- e. The rear yard setback for the R-A zone is 10- feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum width for the R-A zone is 100-feet.
- g. The minimum depth for the R-A zone is 150 feet.
- h. The maximum height of any building in the R-A zone is 40-feet.
- i. The minimum residential parcel size is two acres or four acres, based on the zoning's size limitation.
- j. 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, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 11

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.

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 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 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. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO02224

RECOMMND

County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO:

Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California".

Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California".

Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California".

Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf".

Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011".

Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011".

Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

These documents are herein incorporated as a part of GEO02224.

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO02224 (cont.)

RECOMMND

GEO02224 concluded:

1. There are two active fault zones that traverse through portions of the subject property which require establishment of "Restricted-Use Zones" for habitable building purposes.
2. The potential for liquefaction at the site is nil.
3. The potential for landsliding due to seismic shaking is considered low.
4. The potential for debris flows affecting the proposed areas of development on the site is considered low.
5. The possibility of rockfalls during a large seismic shaking event is very low.
6. Total seismically-induced settlement analysis results indicate total estimated settlements of less than 1.5 inches and differential settlement of less than 0.80 inches vertical over forty feet horizontal.
7. The possibility of seiches/tsunamis is considered nil and does not present a hazard to this project.
8. Potential hazards associated with seismic activity such as methane gas, hydrogen-sulfide gas, tar seeps, Radon-222 Gas, regional subsidence, and naturally occurring asbestos do not appear to impact the site.
9. On-site soils may be assumed to be expansive.

GEO02224 recommended:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal:vertical) or flatter will be grossly stable at

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO02224 (cont.) (cont.)

RECOMMND

heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.

5.Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.

6.Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 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.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - 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. 4 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. 5 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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - NO WATER SYSTEM THERE RECOMMND

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

50.E HEALTH. 2 EXIST'G WELLS FOR AG/MAINT'NCE RECOMMND

The following statement must be stamped on the recorded map in quarter inch high letters: The existing wells can only be used for agriculture and/or common area maintenance. The existing wells cannot be used for domestic purposes.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - DRAINAGE MAP RECOMMND

THE "DRAINAGE MAP" DATED MAY 2011 WHICH SHOWS ALL DRAINAGES IDENTIFIED BY THE MSHCP CONSISTENCY ANALYSIS AND EPD SITE VISITS MUST BE PART OF THE FINAL MAP FOR RECORDATION.

FIRE DEPARTMENT

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

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

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

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

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width 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

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50. PRIOR TO MAP RECORDATION

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

radius of 38 feet capable of accommodating fire apparatus.

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

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

50.FIRE. 6 MAP-#88-ECS-AUTOMATIC 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 the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP FLOODPLAIN NOTE ON ECS RECOMMND

The approximate 100-year floodplain limits through the property as shown on the exhibit shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated floodplain limits shall be

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP FLOODPLAIN NOTE ON ECS (cont.) RECOMMND

labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill and block walls. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed. Non-habitable structures (e.g., agricultural buildings, pole barns) are permissible provided that they do not obstruct flood flows."

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. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP 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

50.PLANNING. 1 MAP - ECS PALEO RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST (cont.)

RECOMMND

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 residential lots on the FINAL MAP shall have a minimum lot size of two (2) gross acres or 4 gross acres, dependent on the zoning of the property.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential - 4 Acre Minimum (R-R-4), Rural Residential - 2 Acre Minimum (R-R-2) and Open Space Combining Zone - Residential Developments (R-5) zone, and with the Riverside County General Plan.

D. With exception to lots 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, 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 area shall be shown as a numbered lot on the FINAL MAP.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 21 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."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 RECOMMND

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 34 MAP - 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

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

RECOMMND

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:

"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 described on Exhibit 'A', 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 - 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.

50.PLANNING. 35 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02224) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2224 was prepared for this project by Inland Foundation Engineering Inc. and Terra Geosciences. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02224, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 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.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Upper Valley Road and so noted on the final map.

50.TRANS. 3 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. 4 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. 5 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 6 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 7 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - IMP PLANS (cont.) RECOMMND

does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 8 MAP - DEDICATIONS RECOMMND

Upper Valley Road along project boundary, from Bautista Road to the westerly project entrance (Penny Lane), designated as a Secondary Highway and shall be improved with 32' half-width AC pavement within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50') (Modified for no sidewalk and no curb and gutter.)

Interior private streets (Road Runner Way, Blue Sky Road, Equestrian Trail, and Sunny Circle) are designated as local private roads and shall be improved with 20' full-width AC pavement and 8' graded base and gravel on both sides within 40' full-width dedicated right-of-way in accordance with County Standard No. 138. (20'/40') (Modified for reduced AC improvements from 24' to 20' and reduced full-width right-of-way from 60' to 40'.)

Penny Lane (private entry street) is designated as local private road and shall be improved with 20' - 32' full-width AC pavement and 8' graded base and gravel on both sides within 40'-100' full-width dedicated right-of-way (as shown on Amended No. 3 exhibit) in accordance with County Standard No. 138. (20'-32'/40'-100') (Modified for varying AC improvements from 24' to 20'-32' and varying full-width right-of-way from 60' to 40'-100'.)

NOTE: The centerline of the easterly proposed Penny Lane shall be lineup with the centerline of Bonita Vista Road.

50.TRANS. 9 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient public street right-of-way along Upper Valley Road (from Bautista Road to Bonita Vista Road, along project boundary) shall be conveyed for public use to

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - SUFFICIENT R-O-W (cont.)

RECOMMND

provide for a 50 foot half-width dedicated right-of-way per County Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Upper Valley Road (from Bonita Vista Road to easterly project boundary) shall be conveyed for public use to provide for a 30 foot half width dedicated right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along the easterly, westerly, and northerly project boundaries shall be conveyed for public use to provide for a 30 foot half-width dedicated right-of-way per County Standard No. 106, Section "A", Ordinance 461.

50.TRANS. 10

MAP - ACCESS RD/AGG.CONST

RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 30'-32 foot graded section within a 30'-60 foot dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Bonita Vista Road (from Upper Valley Road) to Pine Tree Lane and the westerly extension of Pine Tree Lane to Bonita Vista Road and the southerly extension of Bonita Vista Road to a paved County maintained Mitchell Road.

NOTE: If and when the existing entire or partial off-site access improvements have not been improved per County Ordinances, the applicant/owner shall be responsible to improve the said off-site access roads per County Ordinances and as directed by the Director of Transportation.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (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. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

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

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

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD 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. 9 MAP - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP - SLOPE SETBACKS RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 MAP - PVT RD GDG PMT RECOMMND

The applicant/developer shall obtain a grading permit prior to constructing a private road.

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP DRAINAGE RECOMMND

EPD WILL NEED TO CHECK ALL GRADING PLANS ASSOCIATED WITH TR36327 TO ASSESS ALL IMPACTS TO DRAINAGES ONSITE TO ENSURE NATURAL FLOWS SHALL BE MAINTAINED.

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:

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60. PRIOR TO GRADING PRMT ISSUANCE

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

- 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP AND MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP AND MONITOR (cont.)

RECOMMND

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information in archaeological study number PD-A-4704, prepared by Archaeological Associates, no cultural resources were identified. However, known cultural resources are in the surrounding area. Therefore, limited archaeological monitoring is required during any mass/rough grading of approved roads, flood control facilities or similar, mass grading of building pad development, or similar improvements, as well as utility trenching as the project develops.

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 County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in all 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 any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all mass/rough grading activities including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist 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 any required tribal or 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 Archaeologist is responsible for implementing any necessary mitigation using current standard professional practices for cultural resources that may become exposed. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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

60.PLANNING. 4 GEN - TRIBAL MONITORING RECOMMND

As a result of communication from the Ramona Band of Cahuilla Indians, and the proximity of known cultural resources within the vicinity of the project, it is acknowledged that the project is located within an area of traditional use of the Ramona Band of Cahuilla Indians. While no archaeological resources were identified during the archaeological survey, it has been asserted by the Tribe, and demonstrated by previous archaeological studies in the surrounding area, that the area has a high sensitivity for prehistoric Native American cultural resources. Therefore, tribal monitoring is required but shall be facilitated only when archaeological monitoring occurs for any mass/rough grading, road construction, any flood control or similar facility construction, any residential pad grading, or utility trenching deeper than twelve inches occurs, as permitted on approved grading plans.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with the Ramona Band of Cahuilla Indians for the tribal monitoring. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation to the Tribe for any recovered Native American materials and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be allowed on-site during all mass/rough grading activities that are subject to archaeological monitoring. The Tribal Monitor 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN - TRIBAL MONITORING (cont.)

RECOMMND

NOTE:

1) The Project Archaeologist is responsible for implementing any mitigation using standard professional practices for cultural resources archaeology, and shall consult with the County, Ramona Tribe, and developer/permit holder throughout the process in the event that cultural resources are exposed.

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

3) This agreement shall not modify any approved 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.

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.

60.PLANNING. 9 MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 10 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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

60.PLANNING. 13 MAP - POST & BEAM FOUNDATIONS RECOMMND

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

60.PLANNING. 20 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. 21 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

tentative map, in compliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.

60.PLANNING. 25 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 26 MAP - GEOLOGIST'S REVIEW RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

The geological consultant of record for the grading of this
site shall submit a report to the County Geologist
indicating the proposed grading and resulting placement of
habitable structures will not be adversely impacted by
surface fault rupture.

60.PLANNING. 27 MAP - EA FOR INDIVIDUAL LOTS RECOMMND

Any grading over 50 cubic yards for any of the forty-six
(46) single family residences shall require an individual
Environmental Assessment (EA) to be prepared and approved
by the Planning Department.

70. PRIOR TO GRADING FINAL INSPECT

FLOOD RI DEPARTMENT

70.FLOOD RI. 1 MAP ELEV 18" FF LOTS 28-31 RECOMMND

For Lots 28-31, if the structures are located within 200
feet of the Equestrian Trail, the finished floor of new
structures shall be elevated 18 inches above the highest
adjacent finished ground surface.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP*CHAPTER 7A APPLIES RECOMMND

This project is located in a high fire severity zone. Fire resistive construction requirements per chapter 7a within the 2007 California Building Code will apply for all building permits submitted and paid for up to 12-31-10. All building permit applications on or after 01-01-11 shall comply with fire resistive construction requirements per the new adopted building codes.

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual is required.

80.E HEALTH. 1 MAP - WELL/WATER STATEMENT RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 MAP - WELL/WATER STATEMENT (cont.) RECOMMND

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

80.E HEALTH. 2 OWTS PLANS & FLOOR PLANS RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) for review and approval a set of three detailed plans drawn to an appropriate scale of the proposed onsite wastewater treatment system (OWTS) and floor plan/plumbing schedule to ensure proper septic tank sizing.

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.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

TRACT MAP Tract #: TR36327

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with at least 3 inches of decomposed granit or equivalent, as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S

RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

1. Sub-grade inspection prior to base placement.

2. Base inspection prior to paving.

3. Inspection of Final Paving

4. Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

2. Submitting a "Wet Signed" copy of the Sub-grade (rough)

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.) RECOMMND

Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION..

Riverside office (951)955-4777.

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.rcflood.org, e-mail fcnpdes@rcflood.org, 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.)

RECOMMND

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. 4 MAP CERTIFY BMP IMPLEMENTAION

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 12 MAP - MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42349.

The Planning Director may require inspection or other monitoring to ensure such compliance.

10/12/2011

TO: Wendall Bugtai, Project Manager, TR 36327
Dave Mares, Principal Planner

FROM: Tricia Napalitano, Co-Applicant
Greg Burnett, Co-Applicant

RE: Request for Exception (lot configuration), TR36327

Mr. Bugtai appropriately notes that the new, proposed tract map, 36327, indicates lots greater in depth than the 1:4 ratio (width versus depth) as cited in a plan review. The applicant requests an exception to this lot configuration guideline.

As you are all ready aware, through the General Plan (RCIP) and the Anza Vision and Goals area policy, there are many, specific land use policies which allow you both the authority and ability to grant such an exception. Many land use policies address the need for a more diverse, different and new approach to land development within Riverside County.

Of the 46 proposed lots, Lots 10,11, 17,19,20,22,27,28,29,30,31,32, 33 and 35 (total of fourteen) are greater than a 1:4 ratio

The reasons for your consideration of an exception include:

1. The number one primary purpose in design configuration of these lots in questions was to preserve and protect the existing topography, vegetation and natural setting of the land, undisturbed for millennia. Apparently, we were more than successful in this all important goal as we have saved/protected the majority of the site from being disturbed, and, the Ripirian/Riverine analysis concluded that the entire development will disturb only **one-tenth of one acre** over the 265 acre site. This difficult and challenging approach to being custodians of the land was partially achieved by the lot configuration as proposed.
2. In urban, high density lot development, we all are very aware of the concept of "prevailing setback" as it provides for some semblance of balance and design harmony to a street profile. Obviously, in a urban environment, if houses could be placed on a lot that in fact become in a neighbor's back yard or front yard as the case may be, this would be disruptive. The 1:4 ratio helps protect against this undesirable impact. However, in a rural, low density planning environment, this "protection" from bad house placement, per lot, is not an issue. You may note that all the lots in question either, back to

nothing but undisturbed, protected lands, or, end at ridge tops that separate any relationship to other lots. This is to say that activity at the rear of a lot greater than a 1:4 ratio will not have any detrimental impact on any other lots or enjoyment of such.

3. In a clustered design approach, the goal is to use as much land as “densely” as possible, therefore allowing as much land as possible to not be disturbed. This clustered design approach in a rural environment of low density, by definition, creates unique and often times seemingly incongruent lot shapes, including lot sizes exceeding 1:4 ratio.

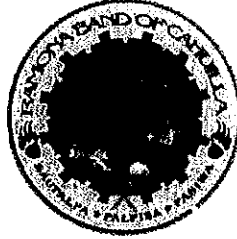
4. In reverse, it may be improper to allow diminutive “frontage” along street frontage in any case as this is a public safety issue for access and identification (i.e. no flag lots, no cul-de-sac frontage less than 40’ , etc.). In that no lots under question with regard to the 1:4 ratio (except the cul-de-sacs) have less than 100’ frontage, the issue of the ratio is only the back end depth (the “4”), not the front end width (the “1”).

5. Lastly, we have used lots that may exceed the 1:4 ratio to do several things – protect hilltop ridges, protect what may be otherwise unbuildable areas that otherwise would require mass grading, separation from another to promote a rural feel to the project. These are each and all desirable design features. As noted, the extension beyond a 1:4 ratio in rear depth is to either keep these areas from the “common lot” and/or end up at a point that nothing is ever behind them.

We thank you for your review and consideration on this matter.

RAMONA BAND OF CAHUILLA

56310 Highway 371, Suite B
Post Office Box 391670
Anza, California 92539



Tel: (951) 763-4105
Fax: (951) 763-4325
E-mail: admin@ramonatribe.com

"A SOVEREIGN NATION"

October 27, 2011

Wendell Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Facsimile: (951) 955-1817

Via U.S. Facsimile and email

Re: TR 36327- Thomas Mountain Ranch

Dear Mr. Bugtai:

On behalf of the Ramona Band of Cahuilla, a federally recognized Indian Tribe, please accept these comments as an addendum to the Tribes previously submitted comments dated October 20, 2011.

The Tribe previously informed the County of its concern that the proposed action will impact resources within and adjacent to the project's area of potential effect, including impacts to resources within the co-managed BLM and Tribal lands; impacts to the lands of the Ramona Reservation; and other issues which may be identified through further review and/or discussion of the proposed project.

With this in mind, I reviewed the recommended Conditions of Approval ("COA") for TR 36327, the proposed Thomas Mountain Ranch Project. Based on my review of the COA, and in light of the Tribes comments in the October 20, 2011 letter, the Tribe provides the following:

The proposed COA's at 10. Planning 002, General- Inadvertent Archaeological Find and 50. Planning 002, Map- ECS Note Archaeological may be inadequate considering the Tribe's belief that the Cultural Resources Assessment itself is inadequate.

As stated in the Tribe's October 20, 2011 letter, the applicant's archaeological contractor failed to respond to the Tribe's request to meet to discuss the proposed project and its possible impacts. The Cultural Resources Assessment fails to include important information the Tribe and other Tribal/individual responders could have provided, and, as a result, the recommended

COA's regarding Inadvertent Archaeological Find and ECS Note Archaeology are based on flawed and inadequate information.

The Tribe is aware of the COA regarding Tribal Monitoring for the proposed project (at 60. Planning 004). While this COA is responsive to the Tribe's concerns as expressed to County staff, that COA in and of itself does not make-up for the proposed COA's for *Inadvertent Archaeological Find* and *ECS Note Archaeology* which are based on inadequate information and a failure to consult with the Tribe and other affected adjacent landowners.

Therefore, the Tribe renews its request that the County require the applicant and/or applicant's contractor to meet with the Tribe, other Tribal/individual responders, and affected adjacent landowners to thoroughly address issues related to archaeological resources within and adjacent to the proposed project area. Only then can adequate and appropriate COA's addressing the categories referenced above be developed and recommended for the proposed project.

With regards to recommended COA 60. Health 001 which addresses well/water statement, the Tribe believes that its concerns regarding water rights for the affected project parcels brings into question whether or not the applicant can provide satisfactory proof that there is adequate quantity(of water) to include fire flow and available for intended development.

In the October 20, 2011 letter, the Tribe informed the County of the following:

The Ramona Band of Cahuilla has a federally reserved right to groundwater with a priority date of 1891, the date the Ramona Reservation was established... This right is senior to all non-Indian land owners, including the applicant and any prospective buyers of the parcels created through the proposed action. Equally as important, neither the applicant/ property owner nor prospective buyers of the proposed subdivided lots has yet to establish any right to future water use... Absent a quantifiable water right for the existing parcels, it would be premature to approve the requested action to subdivide the parcels into multiple individual parcels, each of which would have a separate well and need for water.

The Tribe further stated, "The proposed action is premature as water rights for the existing parcels, as well as the water rights for the proposed subdivided lots, have not yet been determined and there is no guarantee that the water rights which may be granted could or would sustain the number of home sites contemplated in the applicant's request."

Absent a determination as to water rights associated with the existing parcels affected by the proposed action, the water rights for the proposed 46+ parcels cannot be quantified. Therefore it cannot be determined whether the number of proposed parcels is buildable or whether an adequate quantity of water will exist to provide for fire flow and development.

Once a determination of water rights has occurred, the County can then accurately calculate the appropriate and correct number of buildable lots and recommend appropriate COA's for the proposed project

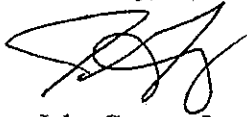
CONCLUSION

In light of the Tribe's concerns, the Tribe respectfully requests that the County deny the applicant's request or delay any action to move the proposed project forward until such time as the project proponent has addressed the concerns identified above.

At this time, the Tribe's comments regarding the recommended COA's are limited to those addressing cultural resources and water. Please be advised that the Tribe reserves the right to provide further and more detailed comments regarding the additional recommended COA's currently listed and which may be provided in the future.

Please feel free to contact me at the address above or via telephone at (951)941-4943 or (951)763-4105 if you have any questions or wish to discuss this matter further.

Sincerely,



John Gomez, Jr.
Project Coordinator
Ramona Band of Cahuilla

Cc: Greg Neal, Deputy Director
Dave Mares, Principal Planner
Leslie Mouriquand, County Archaeologist and Tribal Liaison

RAMONA BAND OF CAHUILLA

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"A SOVEREIGN NATION"

October 20, 2011

Wendell Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Facsimile: (951) 955-1817

Via U.S. Mail and facsimile

Re: TR 36327- Thomas Mountain Ranch

Dear Mr. Bugtai:

On behalf of the Ramona Band of Cahuilla, a federally recognized Indian Tribe, I submit this letter regarding TR 36327 Thomas Mountain Ranch which consists of 265 acres located in Anza, Riverside County.

While the proposed project is not within the exterior boundaries of the Ramona Reservation, the property subject to the proposed action lies within the traditional territories of the Ramona Band of Cahuilla ("Tribe") and is adjacent to a parcel of land for which the Tribe and the Bureau of Land Management ("BLM") have entered into a Memorandum of Understanding regarding the co-management of resources located therein.

The Tribe is concerned that the proposed action will impact resources within and adjacent to the project's area of potential effect, including impacts to resources within the co-managed BLM and Tribal lands; impacts to the lands of the Ramona Reservation; and other issues which may be identified through further review and/or discussion of the proposed project.

As stated in our previous submission regarding the proposed project, the Tribe will make every effort, under applicable laws and regulations, to ensure the protection and integrity of resources within tribal lands and the traditional territory of the Cahuilla People.

CULTURAL RESOURCES

The Tribe believes that the Cultural Resources Assessment prepared by the applicant's archaeological contractor is inadequate and should be updated prior to any further action to move the proposed project forward. The Tribe also believes that the conclusions reached by the archaeological consultant are flawed as they are not based on accurate information regarding the proposed APE and surrounding landscape.

The applicant's contractor notified the Tribe of the proposed project and requested input with regards to the presence of prehistoric or historic resources within or adjacent to the proposed project area. In response to the notice, the Tribe made several attempts to contact the archaeological contractor regarding cultural resources within the project area and the surrounding area. The Tribe even requested a meeting to discuss such issues prior to the completion of the cultural resource assessment and its subsequent submission to the County. The contractor never replied to the Tribe's requests.

The Tribe's prior notices to the archaeological contractor clearly stated the Tribe's concern regarding the proposed project and possible impacts that may occur as a result of approving the project. The contractor even goes so far as to admit in the Cultural Resources Assessment that "five responses have been received" in response to inquiry letters sent requesting information regarding "the potential archaeological sensitivity of the project area". (Section VII. Native American Scoping, p.13). The contractor fails to elaborate as to the scope of the responses or any action taken to address the response received. As far as the Tribe knows, the contractor may have ignored and/or failed to respond to the Tribes' concerns, for the contractor never responded to our concerns or requests.

The Tribe contends that the Cultural Resources Assessment for the proposed project is incomplete based on the following:

1. Applicant and/or applicant's contractor failed to respond to notices from Tribe regarding the proposed project.
2. Applicant and/or applicant's contractor failed to meet with the Tribe to discuss the prehistoric or historic resources within or adjacent to the proposed project area.
3. Applicant's contractor failed to address concerns expressed by the Tribe and other responders regarding archaeological resources.
4. Absent the Tribe's input and information, as well as such information that may have been submitted by other responders, the applicant's contractor could not develop an accurate and complete assessment.
5. Based on information and belief, the applicant and/or applicant's contractor failed to notify and/or meet with the BLM, an adjacent land owner, of the proposed project.

Whereas the Cultural Resources Assessment fails to include important information that could have been provided if the archaeological contractor had responded to and met with the Tribe and other Tribal/individual responders, the Tribe requests that the County deny to accept the assessment as complete.

The Tribe further requests that the County require the applicant and/or applicant's contractor to meet with the Tribe, other Tribal/individual responders, and affected adjacent landowners to thoroughly address issues related to archaeological resources within and adjacent to the proposed project area. The County should delay any action to move the proposed project forward until the applicant has addressed the issues listed above.

WATER

The Ramona Band of Cahuilla has a federally reserved right to groundwater with a priority date of 1891, the date the Ramona Reservation was established. The federal court in the *Fallbrook* case has established the Tribe's right on a *prima facie* basis. This right is senior to all non-Indian land owners, including the applicant and any prospective buyers of the parcels created through the proposed action. Equally as important, neither the applicant/property owner nor prospective buyers of the proposed subdivided lots has yet to establish any right to future water use in the *Fallbrook* case. Absent a quantifiable water right for the existing parcels, it would be premature to approve the requested action to subdivide the parcels into multiple individual parcels, each of which would have a separate well and need for water.

The Tribe has demarcated a "Zone of Potential Well Interference" that includes the parcels which are part of the proposed action. The current parcels, APN's 573-040-001 and 573-040-002, lie downslope and almost entirely within $\frac{1}{4}$ mile of the Ramona Reservation boundary. The close proximity of the parcels to the Reservation creates a significant risk that groundwater withdrawals from existing and possible future wells on the parcels could adversely impact the water resources of the Ramona Reservation.

If the applicant's request to subdivide the existing parcels is approved, groundwater withdrawals from the proposed separate home sites will lower the water table in the vicinities of the wells. This will steepen the slope of the groundwater surface (hydraulic gradient) along which groundwater could flow from the Reservation to the parcels. In other words, the gradient would be increased because the rate of groundwater flow is directly proportional to the hydraulic gradient, and new or increased flow of groundwater from the Reservation aquifers onto the project property could be induced. This would lower the water table on the Reservation, decreasing the yield or potential yield of Reservation wells.

The risk of interference by the project's wells to the Reservation groundwater is compounded by the large number of potential wells that would result from subdividing the property into many separate lots. Furthermore, the proposed minimum 2-acre size of the lots invites high water consumption to supply gardens, orchards, and irrigated pastures. Potential groundwater impacts to the Ramona Reservation exist as a result of the project.

The proposed action is premature as water rights for the existing parcels, as well as the water rights for the proposed subdivided lots, have not yet been determined and there is no guarantee that the water rights which may be granted could or would sustain the number of

home sites contemplated in the applicant's request. Some or most of the home sites may not be buildable if the water rights assigned are not adequate enough to sustain the proposed number of home sites. Approval of the proposed action prior to the determination of water rights is ill-advised.

Furthermore, the potential groundwater impacts to the Ramona Reservation that would occur as a result of the project are unacceptable and the Tribe requests that the County deny the applicant's request or delay action until such time as water rights for APN's 573-040-001 and 573-040-002 have been determined. Once a determination of water rights has occurred, the County can then accurately calculate the appropriate and correct number of buildable lots.

CONCLUSION

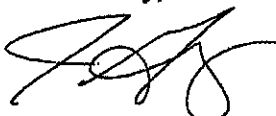
In light of the Tribe's concerns, the Tribe respectfully requests that the County deny the applicant's request or delay any action to move the proposed project forward until such time as the project proponent has addressed the concerns identified above.

The Tribe appreciates the opportunity to consult regarding the proposed project, and we look forward to working with the County of Riverside on a government-to-government basis to protect and preserve the resources that may be affected by the proposed project.

Please be advised that the Tribe reserves the right to provide further and more detailed comments, in accordance with applicable State and federal laws, as additional information regarding the proposed project is made available for review and comment.

Please feel free to contact me at the address above or via telephone at (951)941-4943 or (951)763-4105 if you have any questions or wish to discuss this matter further.

Sincerely,



John Gomez, Jr.
Project Coordinator
Ramona Band of Cahuilla

Cc: Greg Neal, Deputy Director
Dave Mares, Principal Planner
Leslie Mouriquand, County Archaeologist and Tribal Liaison

WARREN D. WILLIAMS
General Manager-Chief Engineer



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140130

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 10, 2011

Mr. Wendell Bugtai
Project Planner
Riverside County Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Dear Mr. Bugtai:

Re: Change of Zone 07762
Area: Anza

We have reviewed this case and have the following comments:


This is a request to change the zoning designation of the subject site from Rural Residential 10 Acre Minimum (R-R-10) and Rural Residential 20 Acre Minimum (R-R-20) to Rural Residential 5 Acre Minimum (R-R-5).

Flood hazards such as floodplains and watercourses traverse the site. The District believes that the parcels can be configured to have an adequate buildable site on each lot without encroaching into the floodplain and/or the watercourse.

The District does not object to this request.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,



MEKBIB DEGAGA
Engineering Project Manager

c: Tract 36327

EWR:TT:blj

RAMONA BAND OF CAHUILLA

56310 Highway 371, Suite B
Post Office Box 391670
Anza, California 92539



Tel: (951) 763-4105
Fax: (951) 763-4325
E-mail: admin@ramonatribe.com

"A SOVEREIGN NATION"

August 2, 2011

Wendell Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502
Facsimile: (951) 955-1817

Via U.S. Mail and facsimile

Re: TR 36327- Thomas Mountain Ranch

Dear Mr. Bugtai:

On behalf of the Ramona Band of Cahuilla, federally recognized Indian Tribe whose reservation is located in Anza, California, I submit this letter regarding TR 36327 Thomas Mountain Ranch which consists of 265 acres located in Anza, Riverside County.

Please be advised that this submission does not constitute the entirety of the Tribe's concerns regarding the proposed project and that the Tribe reserves the right to provide further and more detailed comments, in accordance with applicable State and federal laws, once the Tribe has had an opportunity to review and analyze the information requested below.

The Tribe is aware that the proposed project is not within the exterior boundaries of the Ramona Indian Reservation. However, the property subject to the proposed action lies within the traditional territories of the Ramona Band of Cahuilla and adjacent to a parcel of land for which the Tribe and the Bureau of Land Management have entered into a Memorandum of Understanding regarding the co-management of resources located therein.

The Tribe is concerned about impacts to resources within and adjacent to the project's area of potential effect ("APE"); the impacts the proposed project may have on resources within the co-managed BLM and Tribal lands; the impacts the proposed project may have on the Ramona Indian Reservation; and other issues which may be identified through further review and/or discussion of the proposed project.

Prior to the submittal of this letter and the Tribe's meeting with County staff to discuss the proposed project, the Tribe made several attempts to contact the project proponent's archaeological contractor regarding cultural resources within the project APE and the surrounding area. To date, the Tribe has not received any response from the contractor

However, the Tribe's concerns regarding the proposed project go beyond just cultural resources. The Tribe is also concerned about potential impacts the proposed project may have on the following: water and water quality; biological resources; fire safety; open space and trails; geology; and traffic.

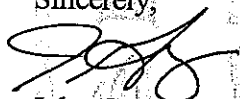
Therefore the Tribe requests that any and all reports and/or plans prepared for the proposed project, including reports and/or plans addressing the issues listed above, are forwarded to the Tribe so that the Tribe may have the opportunity to review and comment.

The Tribe also requests that the County delay any action to approve the proposed project until such time as the Tribe has received and reviewed the information requested and submitted comments based on the information provided.

As is its responsibility, the Ramona Band of Cahuilla will make every effort, under applicable laws and regulations, to ensure the protection and integrity of resources within tribal lands and the aboriginal territory of the Cahuilla People. The Tribe appreciates the opportunity to consult regarding the proposed project, and we look forward to working with the County of Riverside on a government-to-government basis to protect and preserve the resources that may be affected by the proposed project.

Please feel free to contact me at the address above or via telephone at (951)941-4943 or (951)763-4105 if you have any questions or wish to discuss this matter further.

Sincerely,



John Gomez, Jr.
Project Coordinator
Ramona Band of Cahuilla

Cc: Leslie Mouriquand, County Archaeologist and Tribal Liaison

JET ID
00006025

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TM 36327 DATE SUBMITTED: 7-14-10

APPLICATION INFORMATION

Applicant's Name: Tricia Napolitano E-Mail: tricia@homesbytbg.com

Mailing Address: P.O. Box 39111
Anza, CA 92539 *Street*
City State ZIP

Daytime Phone No: (951) 763-2769 Fax No: (951) 763-2789

Engineer/Representative's Name: Alejandro Alatorre E-Mail: alatorre.inc@gmail.com

Mailing Address: 250 S. Lyon Avenue, E-35
Hemet, CA 92544 *Street*
City State ZIP

Daytime Phone No: (949) 510-1960 Fax No: (951) 763-2769

Property Owner's Name: Gregory Burnett E-Mail: burnettgv@yahoo.com

Mailing Address: P.O. Box 39111
Anza, Ca 92539 *Street*
City State ZIP

Daytime Phone No: (818) 426-0900 Fax No: (951) 763-2710

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

The use of 2 parcels totaling 265 acres; into rural, clustered, 65 "lot", residential community wherein each clustered lot has a "footprint of a minimum of 1/2 acre and a maximum of 2 acres, and the remaining portion of the total site (135 acres +/-) to be held in common by the 65 landowners (no additional homes allowed). Improvements include common amenities (pool/tennis/equestrian), asphalt "country road" paving and common, pressurized water supply system (individual septic).

Related cases filed in conjunction with this request:

n/a

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

If yes, provide Case No(s). n/a (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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

How much grading is proposed for the project site? (raised footings no pads)

Estimated amount of cut = cubic yards: to be determined by engineer for road pavement

Estimated amount of fill = cubic yards to be determined by engineer for road pavement

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

Import n/a Export n/a Neither n/a

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Tricia Napolitano

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Gregory Burnett

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-040-001, 573-040-002

Section: 5 Township: 7S Range: 3E

Approximate Gross Acreage: 265.2

General location (cross streets, etc.): North of Upper Valley Road, South of Ramona Reservation, East of Bautista Road, West of n/a.

Thomas Brothers map, edition year, page number, and coordinates: 904, Grid F6, F7, G8, G7, H6, H7

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tricia Napolitano – Engineer/ Representative: Alex Alatorre – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Open Space: Rural (OS:R) (20 Acre Minimum) – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road – 265.2 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-6), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). The tentative tract map is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 140 gross acre common lot for open space with an overall density of 0.173 dwelling per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures. (Judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter
December 7, 2011
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai at 951-955-2419 or email wbugtai@rcplma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 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: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/11/2011

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

APN (s) or case numbers CZ07762/TR36327 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

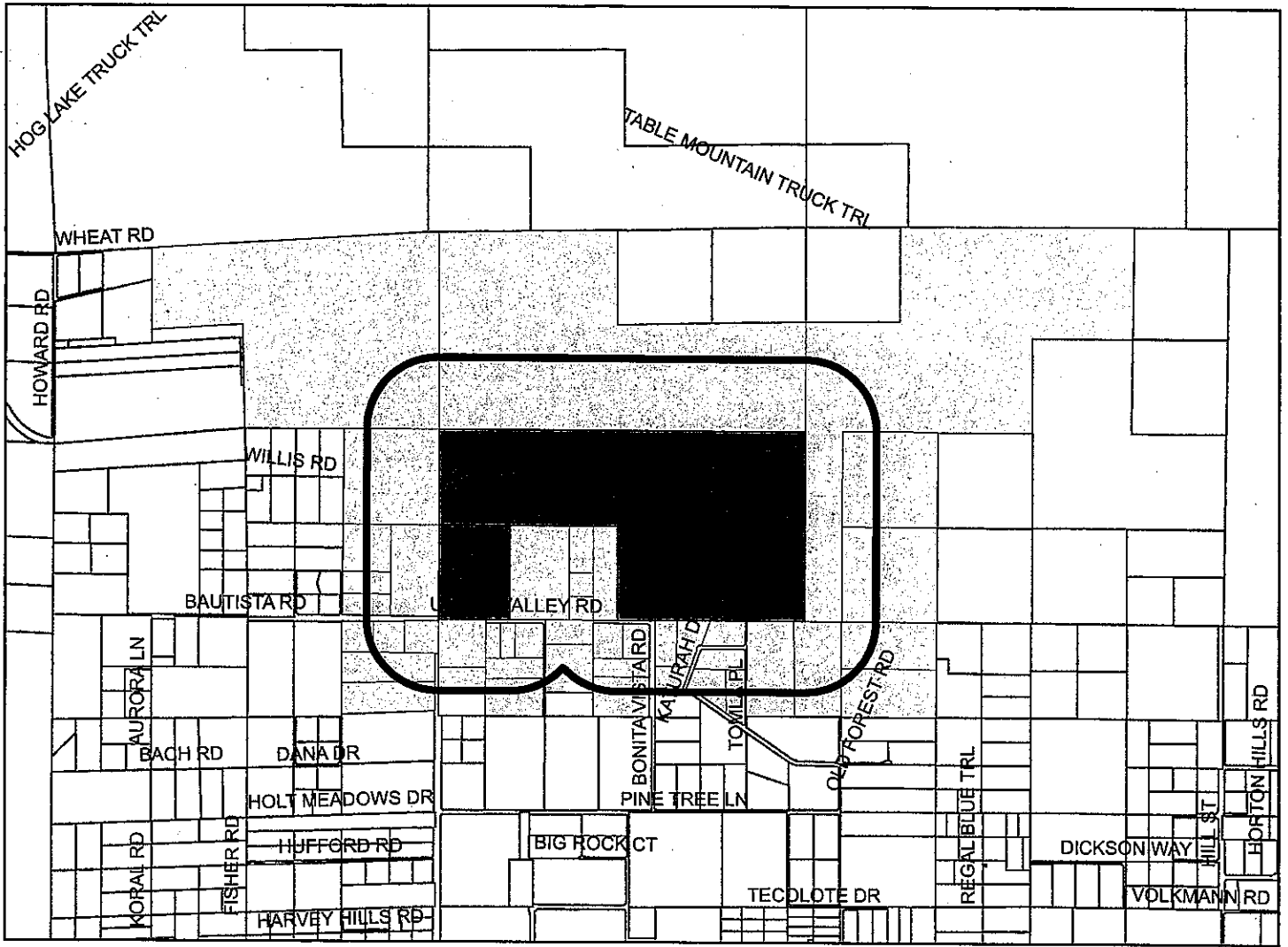
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

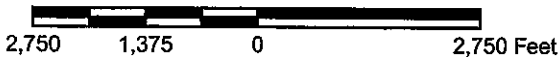
✓ CGM 10/12/11
Expires: 4/11/2012

1000 foot buffer



Selected Parcels

573-110-025	573-040-003	573-080-059	573-060-051	573-080-063	573-080-013	573-080-006	573-080-049	573-030-041	573-030-042
573-030-052	573-080-062	573-080-005	573-080-071	573-040-002	573-060-052	573-040-001	573-050-001	573-080-053	573-080-055
573-040-005	573-060-049	573-040-004	573-080-057	573-080-050	573-080-051	573-080-001	573-080-003	573-040-007	573-030-049
573-030-051	573-110-026	573-060-053	573-050-015	573-050-016	573-080-056	573-030-044	573-060-050	573-080-012	573-040-006
573-080-061	573-080-058	573-080-054	573-080-072	573-080-060	573-020-015	573-050-010	573-030-050		



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

ASMT: 573030042, APN: 573030042
COMBS ART TRUST
1824 RAILROAD ST
CORONA CA 92880

ASMT: 573040004, APN: 573040004
DAWNA LANGE, ETAL
P O BOX 391095
ANZA CA 92539

ASMT: 573030044, APN: 573030044
PATRICK TRUXILLO
36990 BAUTISTA RD
ANZA, CA. 92539

ASMT: 573040005, APN: 573040005
PATRICIA BARRETT, ETAL
P O BOX 390777
ANZA CA 92539

ASMT: 573030049, APN: 573030049
MARY BOEHME, ETAL
1035 STONECREST LN
ESCONDIDO CA 92027

ASMT: 573040006, APN: 573040006
ANGELINA TURULL, ETAL
P O BOX 390553
ANZA CA 92539

ASMT: 573030050, APN: 573030050
PATSY HOSBAND, ETAL
7698 E HALLOW OAK RD
ANAHEIM CA 92808

ASMT: 573040007, APN: 573040007
LONE SIMPSON, ETAL
C/O LONE G SIMPSON
P O BOX 211
SAN ANDREAS CA 95249

ASMT: 573030051, APN: 573030051
MARILYN SHEEHAN, ETAL
P O BOX 391267
ANZA CA 92539

ASMT: 573050016, APN: 573050016
KSY INV
2736 RAINBOW VALLEY BLV
FALLBROOK CA 92028

ASMT: 573030052, APN: 573030052
LETA HIGGINBOTHAN, ETAL
30400 WOODBURY CIR
MENIFEE CA 92584

ASMT: 573060049, APN: 573060049
JUDY DOEZIE, ETAL
54755 BAUTISTA RD
ANZA, CA. 92539

ASMT: 573040003, APN: 573040003
ARTHUR RINGHAND
1660 LEORA LN
ENCINITAS CA 92024

ASMT: 573060050, APN: 573060050
PERRIE PATTERSON
23 TAYLOR AVE
PALM DESERT CA 92260

ASMT: 573060051, APN: 573060051
JEAN LAYNE, ETAL
2920 BAVARIA DR
CORONA CA 92881

ASMT: 573080013, APN: 573080013
CHERYL THAISS
48244 NORWEGIAN HOLLOW
SOLDIERS GROVE WI 54655

ASMT: 573060052, APN: 573060052
DARCY SKINNER, ETAL
P O BOX 390870
ANZA CA 92539

ASMT: 573080050, APN: 573080050
JOSEPHINE PENN, ETAL
807 BERYL ST
REDONDO BEACH CA 90277

ASMT: 573060053, APN: 573060053
JAMES HILE, ETAL
9438 S PARISE DR
WHITTIER CA 90603

ASMT: 573080051, APN: 573080051
JOSEPHINE PENN, ETAL
37150 BONITA VISTA RD
ANZA, CA. 92539

ASMT: 573080003, APN: 573080003
VICTORIA JARVIS, ETAL
P O BOX 390897
ANZA CA 92539

ASMT: 573080054, APN: 573080054
RYALL STEWART
P O BOX 391640
ANZA CA 92539

ASMT: 573080005, APN: 573080005
ERIC GAHLER
P O BOX 391096
ANZA CA 92539

ASMT: 573080055, APN: 573080055
DAWN RIDDER, ETAL
455 W 12TH ST
CLAREMONT CA 91711

ASMT: 573080006, APN: 573080006
CHUN KUAN
12977 E MOORSHIRE DR
CERRITOS CA 90703

ASMT: 573080056, APN: 573080056
DOLORES HICKCOX, ETAL
P O BOX 391667
ANZA CA 92539

ASMT: 573080012, APN: 573080012
CHERI SZUTZ, ETAL
74930 COUNTRY CLUB DR 510
PALM DESERT CA 92260

ASMT: 573080057, APN: 573080057
JANE RECHT
P O BOX 390878
ANZA CA 92539

ASMT: 573080058, APN: 573080058
ZUZANA THOMPSON, ETAL
P O BOX 893238
TEMECULA CA 92589

ASMT: 573080072, APN: 573080072
TBG INC
P O BOX 391111
ANZA CA 92539

ASMT: 573080059, APN: 573080059
SHELLEY GREEN, ETAL
16220 INDIAN
MORENO VALLEY CA 92551

ASMT: 573110025, APN: 573110025
ALVIN KRANZ, ETAL
44105 TULE VALLEY RD
AGUANGA CA 92536

ASMT: 573080060, APN: 573080060
SARA COPPLE, ETAL
4718 E BLUEBIRD AVE
ORANGE CA 92869

ASMT: 573110026, APN: 573110026
JUAN CHAVEZ
37200 OLD FOREST RD
ANZA, CA. 92539

ASMT: 573080061, APN: 573080061
ROBERT DUNHAM
41917 PLUM ST
MURRIETA CA 92562

ASMT: 573080062, APN: 573080062
KIM WILLIAMS, ETAL
P O BOX 390863
ANZA CA 92539

ASMT: 573080063, APN: 573080063
BETH GRAY, ETAL
125 N STAGECOACH
FALLBROOK CA 92028

ASMT: 573080071, APN: 573080071
FRANK BEEAL
941 DAISY AVE
CARLSBAD CA 92011

Anza Valley Municipal Advisory Council
P.O. 391076
Anza, CA 92539

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

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

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

Forest Service, Corona
U.S. Department of Agriculture
1147 E. Sixth St.
Corona, CA 91719

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

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

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

Aida Martin
c/o Rural Community United
P.O. Box 760
Aguanga, CA 92536

Ramona Band of Cahuilla Indians
P.O. Box 391670
Anza, CA 92539

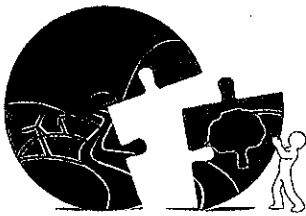
Anza Municipal Advisory Council
P.O. Box 391076
Anza, CA 92539

Bureau of Land Management
John R. Kalish, Field Manager
Palm Springs-South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

Applicant:
Tricia Napolitano
P.O. Box 39111
Anza, CA 92539

Eng-Rep:
Alejandro Alatorre
250 S. Lyon Ave. Ste E-35
Hemet, CA 92544

Owner:
Gregory Burnett
P.O. Box 39111
Anza, CA 92539



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.

Change of Zone 7762 / Tentative Tract Map No. 36327 / Environmental Assessment No. 42349

Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Tricia Napolitano
Project Applicant

P.O. Box 39111, Anza, CA 92539
Address

Change of Zone No. 7762 proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). Tentative Tract Map No. 36327 is a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 180 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, 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: _____

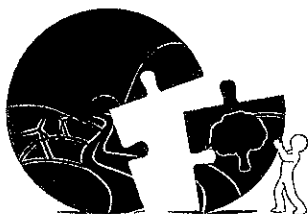
DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\TR36327\CZ7762 - TR36327 - NOD Form -12-7-11.docx

Please charge deposit fee case#: ZEA42349 ZCFG 5711

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7762 / TENTATIVE TRACT MAP NO. 36327

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: Wendell Bugtai Title: Project Planner Date: December 7, 2011

Applicant/Project Sponsor: Tricia Nopolitano Date Submitted: July 14, 2010

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 wbugtai@rctlma.org at 951-955-2419.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\TR36327\TR36327 - Mitigated Negative Declaration - 9-15-11.docx

Please charge deposit fee case#: ZEA42349 ZCFG5711

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1007800

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: NAPOLITANO TRICIA
paid by: CK 5694
CFG FOR EA42349
paid towards: CFG05711 CALIF FISH & GAME: DOC FEE
at parcel: 36990 BONITA VISTA RD ANZA
appl type: CFG3

\$64.00

By _____ Jul 14, 2010 12:44
MGARDNER posting date Jul 14, 2010

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
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38686 El Cerrito Rd
Indio, CA 92211
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Received from: NAPOLITANO TRICIA \$2,044.00
paid by: CK 5963
CFG FOR EA42349
paid towards: CFG05711 CALIF FISH & GAME: DOC FEE
at parcel: 36990 BONITA VISTA RD ANZA
appl type: CFG3

By _____ May 26, 2011 15:21
MGARDNER posting date May 26, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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