

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

802B



REVIEWED BY EXECUTIVE OFFICE

DATE 2/16/2011
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 16, 2011

SUBJECT: CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Rogers – Engineer/Rep: CJ Consulting – First Supervisorial District – Location: Northerly of Via Vaquero, southerly of Sandia Creek, and westerly of Via Barranca— **REQUEST:** The change of zone proposes to change the site’s current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10). The Tentative Parcel Map is a Schedule “H” subdivision of 23.26 gross acres into two (2) parcels with a minimum parcel size of 10 gross acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41729**, 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. 7625**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; and,

Carolyn Syms Luna
Planning Director

Initials:
CSL:ms

(continued on attached page)

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

Prev. Agn. Ref.

District: First/3

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220

Page 2 of 2

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.C. for both lots based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35220**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Planning Commission deleted condition 50.Planning.10 and 60.Planning.15 which required Oak Tree easements. Upon further review by Planning, the revisions made to 50.EPD.1 (as noted below) satisfy the intent of 50.Planning.10 and 60.Planning.15.

Condition 50.EPD.1 has been modified to require stronger language to apply not only to Oak Tree Woodland areas, but also to stand alone Oak Trees.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 16, 2011**

I. AGENDA ITEM 2.2: CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220 –
Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Rogers – Engineer/Rep: CJ Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Via Vaquero, southerly of Sandia Creek, and westerly of Via Barranca – 23.26 gross acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) (Quasi-judicial).

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). Tentative Parcel Map No. 35220 is a Schedule "H" subdivision of 23.26 gross acres into two (2) parcels with a minimum parcel size of 10 gross acres.

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org.

John Johnson, applicant's representative spoke in favor of the subject proposal.

VI. CONTROVERSIAL ISSUES

NONE

IV. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of, 5-0

APPROVED CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220.

CD

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

Agenda Item No.: 2.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: November 16, 2011

CHANGE OF ZONE NO. 7625
TENTATIVE PARCEL MAP NO. 35220
E.A. No.: 41729
Applicant: Richard Rogers
Engineer/Representative: CJ Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7625 proposes to change the current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10).

TENTATIVE PARCEL MAP NO. 35220 is a Schedule "H" subdivision of 23.26 acres into two (2) residential parcels with a minimum parcel size of ten (10) acres.

The project site is located northerly of Via Vaquero Road, southerly of Sandia Creek Drive, and on the westerly side of Via Barranca.

ISSUES OF POTENTIAL CONCERN:

In the past, the Commission has expressed a desire to have sensitive biological features in this area of the County fenced to discourage intentional/unintentional trespass and/or grading activities. The Environmental Programs Division has added conditions of approval requiring temporary fencing for pad creation and permanent fencing prior to the issuance of building permits for all biologically sensitive areas as shown on the tentative map (see COA 80.EPD.1 and 4).

A lot to width exception from Ordinance No. 460 is being requested. The Ordinance requires all lots larger than 18,000 square feet to have a maximum of 4 to 1 length to width ratio. This project exceeds this by a small amount, about 4.5 to 1. However, the design of the lots are a product of the topography, a desire by the Community Services District (CSD) to limit development of new streets, and to maintain/preserve some sensitive biological habitat in both proposed parcels. For these reasons, an exception to the Ordinance is supported by the findings and conclusions for the project (see findings and conclusion section below for more detail).

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (RM) (10 Acre Minimum) & Santa Rosa Plateau Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (RM) (10 Acre Minimum) & Santa Rosa Plateau Policy Area to the north, east, south, and west
3. Existing Zoning (Ex. #3): Residential Agricultural – 20 Acre Minimum (R-A-20)
4. Proposed Zoning (Ex. #3): Residential Agricultural – 10 Acre Minimum (R-A-10)
5. Surrounding Zoning (Ex. #3): Rural Residential (RR) to the north, Residential Agriculture- 5 Acre Minimum (R-A-5) to the west, and east, and Residential Agriculture- 20 Acre Minimum (R-A-20) to the south.

D.M.

- | | |
|-----------------------------------|---|
| 6. Existing Land Use (Ex. #1): | Vacant land |
| 7. Surrounding Land Use (Ex. #1): | Large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. |
| 8. Project Data: | Total Acreage: 23.26
Total Proposed Parcels: 2
Proposed Min. Parcel Size: 10 Acres
Schedule: "H" |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41729**, 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. 7625**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of an **EXCEPTION** to the **LOT DEPTH TO WIDTH RATIO** as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.C. for both lots based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35220**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

7. The proposed project will not preclude reserve design for the Western Riverside Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west.
3. The existing zoning for the subject site is Residential Agriculture – 20 Acre Minimum (R-A-20).
4. The project proposes to change the zoning classification of the subject site from Residential Agriculture – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10).
5. The proposed subdivision of 23.26 into two (2) residential parcels with a minimum parcel size of ten (10) acres is consistent with the Residential Agricultural – 10 Acre Minimum (R-A-10).
6. The proposed subdivision is compliant with the provisions of Ordinance No. 460 except 3.8.C which explains that lots greater than 18,000 sq. ft. shall not exceed 4 times the width. The length of the two lots proposed are both about 4.5 times width, in excess of the requirement.
7. The applicant requested an exception to Ordinance No. 460 3.8.C per Section 3.1.C which regulates such exceptions. Staff found the exception to be consistent with the requirements of Section 3.1.C based on the following facts:
 - a. There are special circumstances applicable to the property including
 - i) The limited ability for new streets in the area.
 - (1) New streets are more difficult in this section of the County as they are maintained by a community services district which is limited in funds and ability to maintain new streets. Creating lots that do not exceed the lot to width requirements would require new streets.
 - (2) The topography limits the ability to create additional streets in the area. Creating lots that do not exceed the lot to width requirements would require new streets.
 - ii) The project is impacted by biological features that are preserved based on the design of the lots and the location of the pads.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, Residential Agricultural - 5 Acre Minimum (R-A-5) to the west, and east, and Residential Agricultural - 20 Acre Minimum (R-A-20) to the south.
9. Similar subdivisions have been recorded and are developed in the project vicinity.
10. This project is not located within a Criteria Cell of the Western Riverside Multiple Species Habitat Conservation Plan.

11. Environmental Assessment No. 41729 identified the following potentially significant impacts:
- a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Hydrology and Water Quality

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

INFORMATIONAL ITEMS:

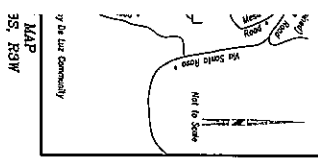
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area/Zone;
 - c. A Redevelopment Area
 - d. The boundaries of a Specific Plan;
 - e. A mapped area of potential for liquefaction or susceptibility to subsidence;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation are; or,
 - g. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District;
 - b. The Santa Rosa Plateau Policy Area;
 - c. Ordinance No. 655 (Regulating Light Pollution) Zone B (24.76 miles to Mt. Palomar Observatory);
 - d. The De Luz Community Services District (CSD); and,
 - e. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 938-120-001.

MS:
Y:\Planning Case Files-Riverside office\PM35220\PC\PM35220_Staff Report.doc
Date Prepared: 12/26/08
Date Revised: 09/19/11

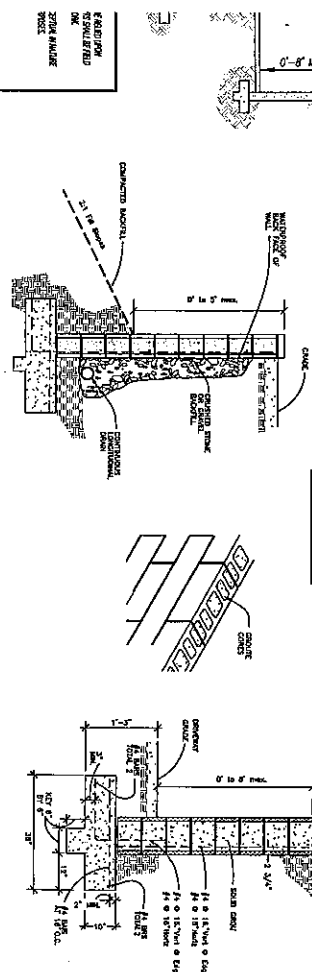
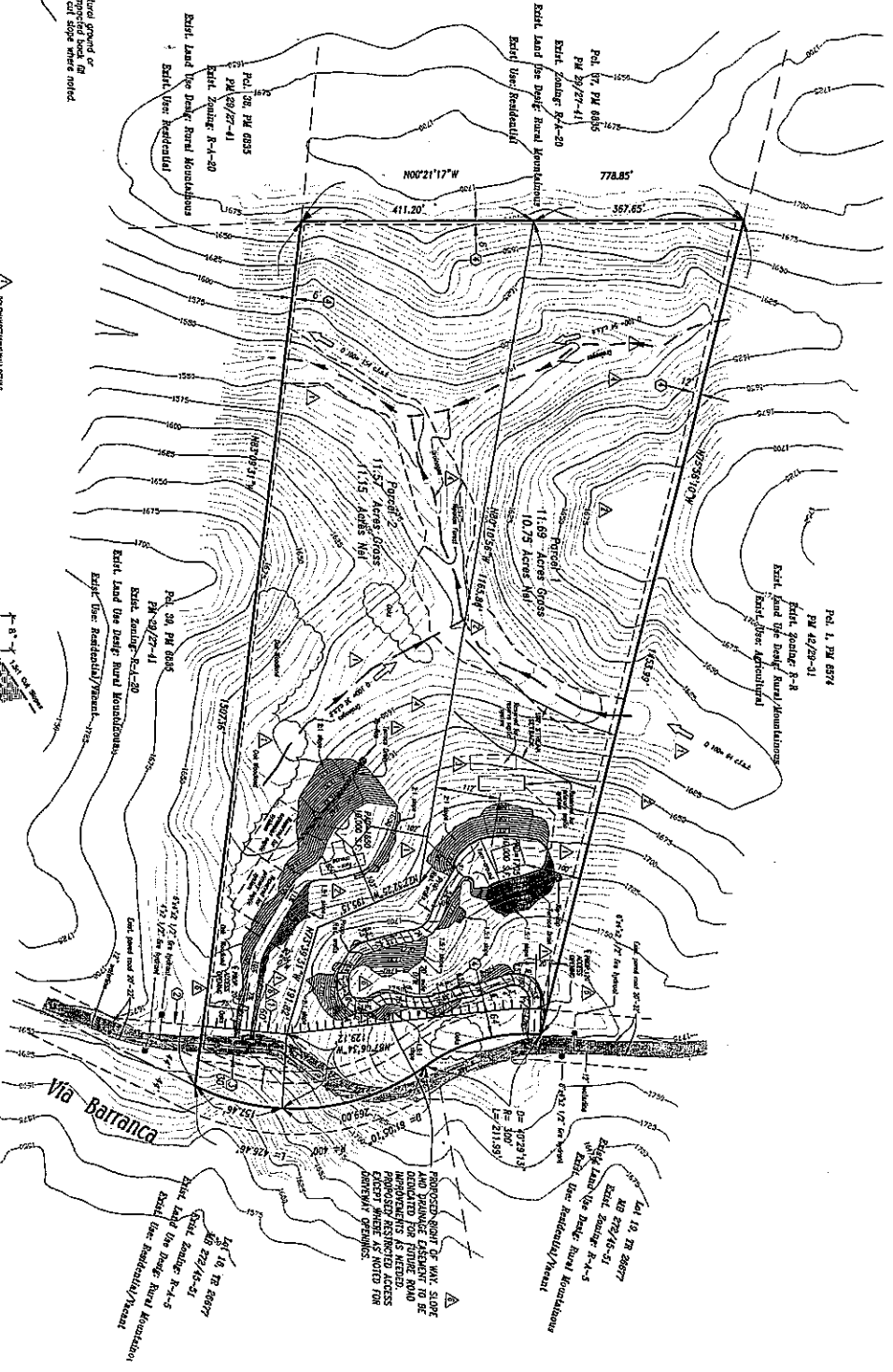
TENTATIVE PARCEL MAP 35220 Amd No. 4

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS IS A SCHEDULE "H" MAP



MAP 35, RBW



REVISIONS INDICATING THE DATE OF THE REVISION

NO.	DATE	REVISION
1	6-10	Submittal of the map. It is intended for use as a tentative parcel map and should not be used for any other purpose.
2	10-30	Revised map showing the proposed parcels and the proposed structures. The map is intended for use as a tentative parcel map and should not be used for any other purpose.
3	11-20	Revised map showing the proposed parcels and the proposed structures. The map is intended for use as a tentative parcel map and should not be used for any other purpose.
4	12-10	Revised map showing the proposed parcels and the proposed structures. The map is intended for use as a tentative parcel map and should not be used for any other purpose.
5	1-10	Revised map showing the proposed parcels and the proposed structures. The map is intended for use as a tentative parcel map and should not be used for any other purpose.

OWNER/APPLICANT
 Richard B. Rogers
 Donna G. Roberts
 4848 Citrus Drive
 Fallbrook, Ca. 92028-8627
 Tel 760-723-5717
 Fax 760-723-5719

CJ CONSULTING
 17897 Brighton Avenue
 Lake Elsinore, Ca. 92530
 Tel. 951-678-5776
 Fax. 951-678-5776

CASER - 35220 AND #4
 PLAN NO. 10
 PLANNED BY STRATHE

- LOCAL DESCRIPTION:
 - 1. LOCAL DESCRIPTION: PARCEL MAP NO. 35220 AND NO. 4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWING THE PROPOSED PARCELS AND THE PROPOSED STRUCTURES. THE MAP IS INTENDED FOR USE AS A TENTATIVE PARCEL MAP AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- ASSESSOR'S PARCEL NUMBER: 083-010-001
- TOTAL ORIGINAL ACREAGE: 22.17 Acres, 22.17 Acres Net
- NUMBER OF PARCELS: 2
- MINIMUM PARCEL SIZE: 1.15 Acres
- EXISTING ZONING: R-4
- PROPOSED ZONING: R-4
- EXISTING LAND USE DESIGNATION: Rural Homeholdings
- PROPOSED LAND USE DESIGNATION: Rural Homeholdings
- EXISTING LAND USE: Agricultural
- PROPOSED LAND USE: Residential
- METHOD OF SEWAGE DISPOSAL: Septic
- UTILITIES: Water (Public), Sewer (Public), Gas (Public), Electric (Public), Telephone (Public), Cable (None)
- SCHOOL DISTRICT: Mendocino Union School District
- THOMAS BROS. GUIDE (2008): 16 DATE TENTATIVE MAP PREPARED: January, 2009
- PROPERTY ADDRESS/LOCATION: 10000 Via Barranca
- SOURCE OF TOPOGRAPHY: 1:50,000 Topographic Data
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS, ALL Q'S ARE APPROXIMATE.
- THIS PROJECT LIES WITHIN FEMA FLOOD ZONE C - AREAS OF MINIMAL FLOODING.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT IN A SPECIFIC PLAN.
- ALL SLOPES ARE 2:1, UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARD.
- THE LOCATION OF ALL KNOWN EXISTING WELLS, COVERTS OR UNDERGROUND STRUCTURES ADJACENT TO PROPERTY IS SHOWN.
- THIS PROPERTY IS WITHIN CSA 15E.
- THIS PROPERTY IS WITHIN RIVERSIDE COUNTY PARKS AND OPEN SPACE DISTRICT.
- THIS PROPERTY IS WITHIN RIVERSIDE COUNTY SERVICES DISTRICT (formerly Santa Rosa Community Services District).
- THIS PROJECT IS TO INCORPORATE SITE DESIGN BEST MANAGEMENT PRACTICES (BMP'S) AND SOURCE CONTROL BMP'S IMPOSED THROUGH THE CONDITIONS OF APPROVAL.

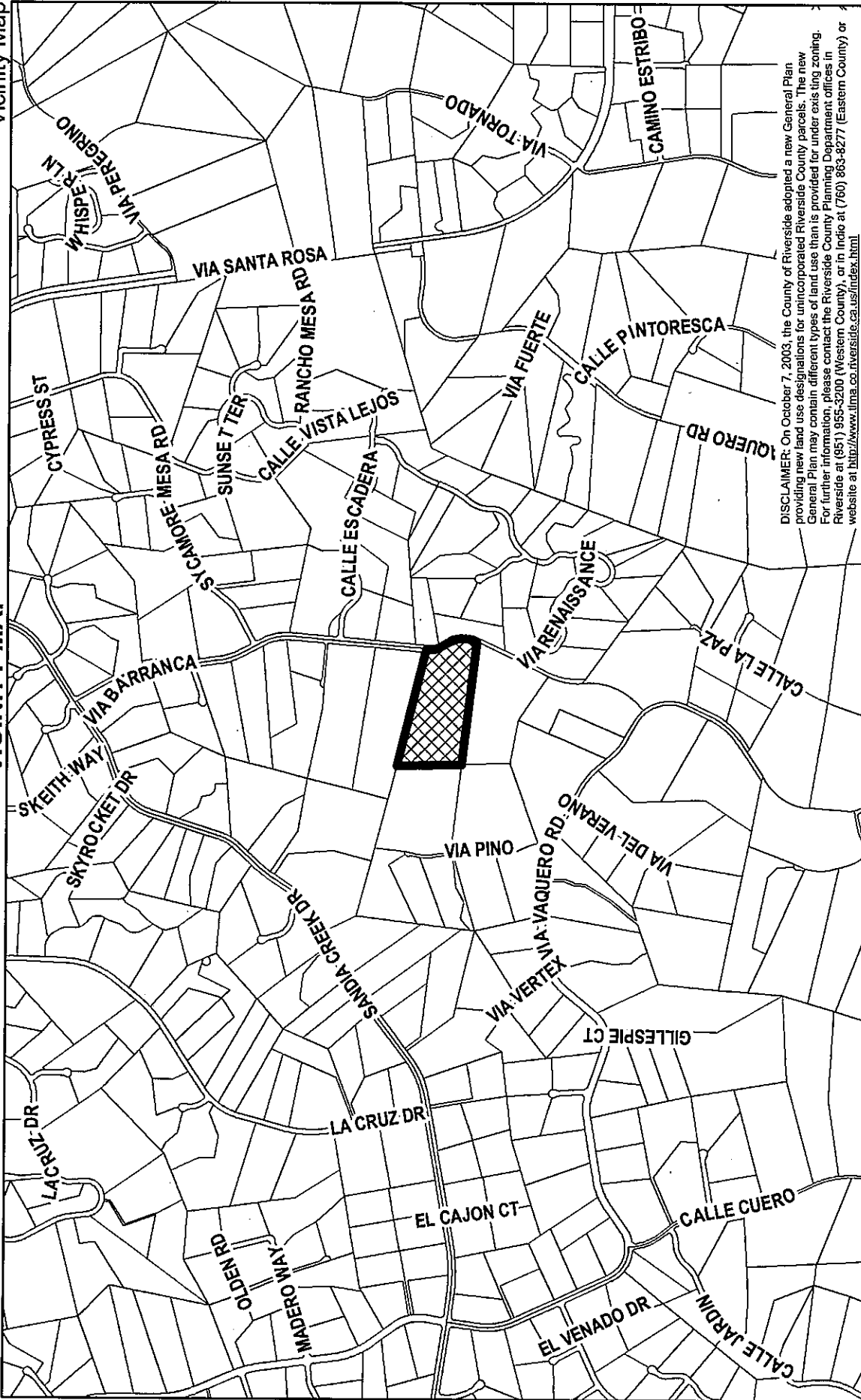
Supervisor Buster
District 1

Date Drawn: 3/18/09

CZ07625 PM35220

VICINITY MAP

Planner: Matt Straite
Date: 6/24/09
Vicinity Map



Area: Rancho California
Township/Range: T8SR3W
Section : 16

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 938-12

Thomas

Bros. Pg. 978 D3



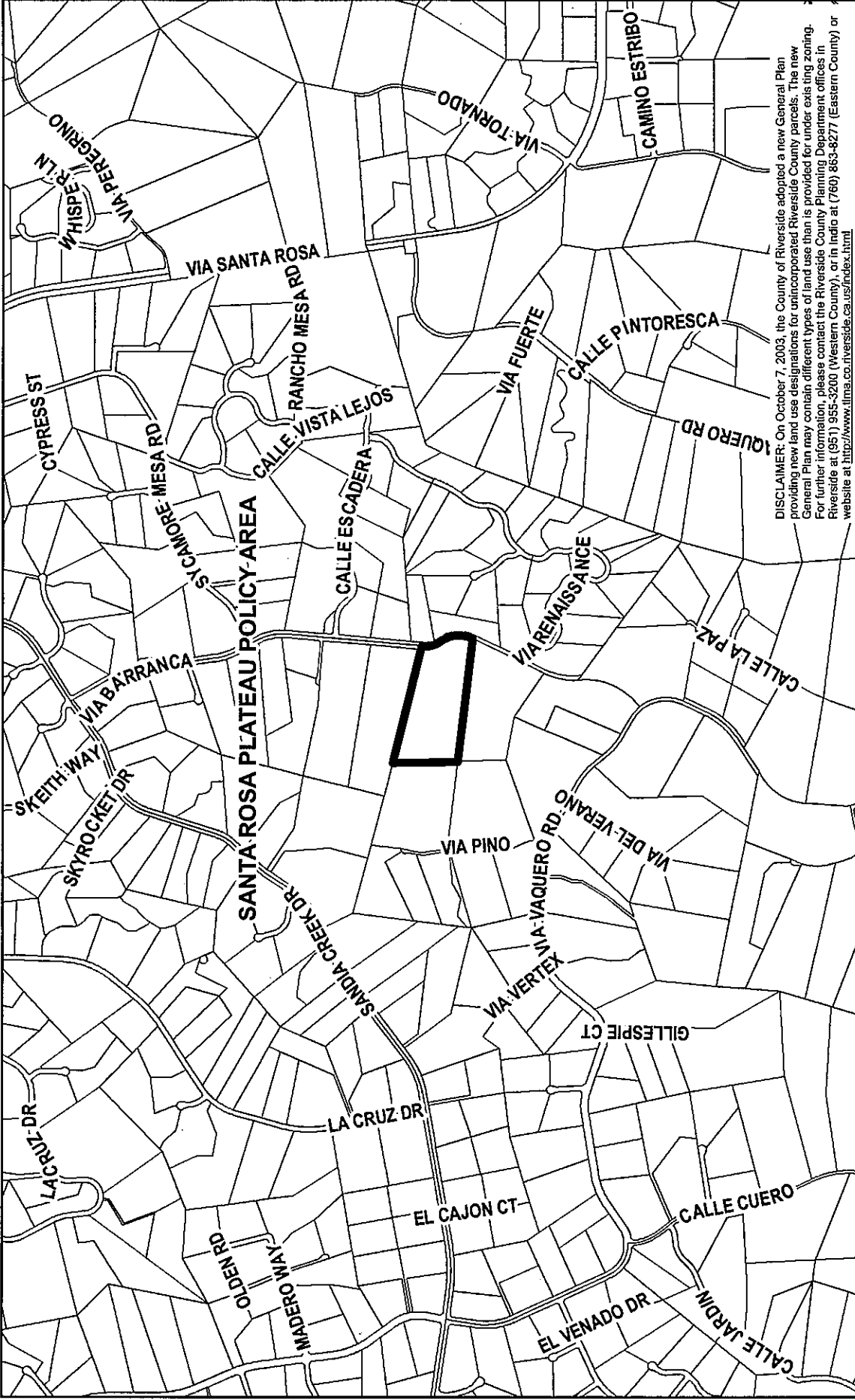
Supervisor Buster
District 1

Date Drawn: 3/18/09

CZ07625 PM35220

POLICY AREAS

Planner: Matt Straite
Date: 6/24/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

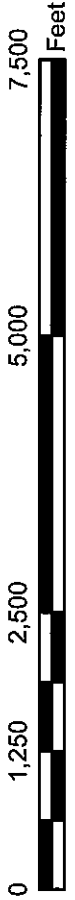
Area: Rancho California
Township/Range: T8SR3W
Section : 16

Assessors

Bk. Pg. 938-12

Thomas

Bros. Pg. 978 D3



Supervisor: Buster
District: 1
Date Drawn: 3/17/09

CZ07625 PM35220

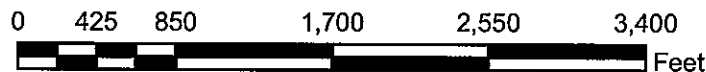
DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 6/24/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

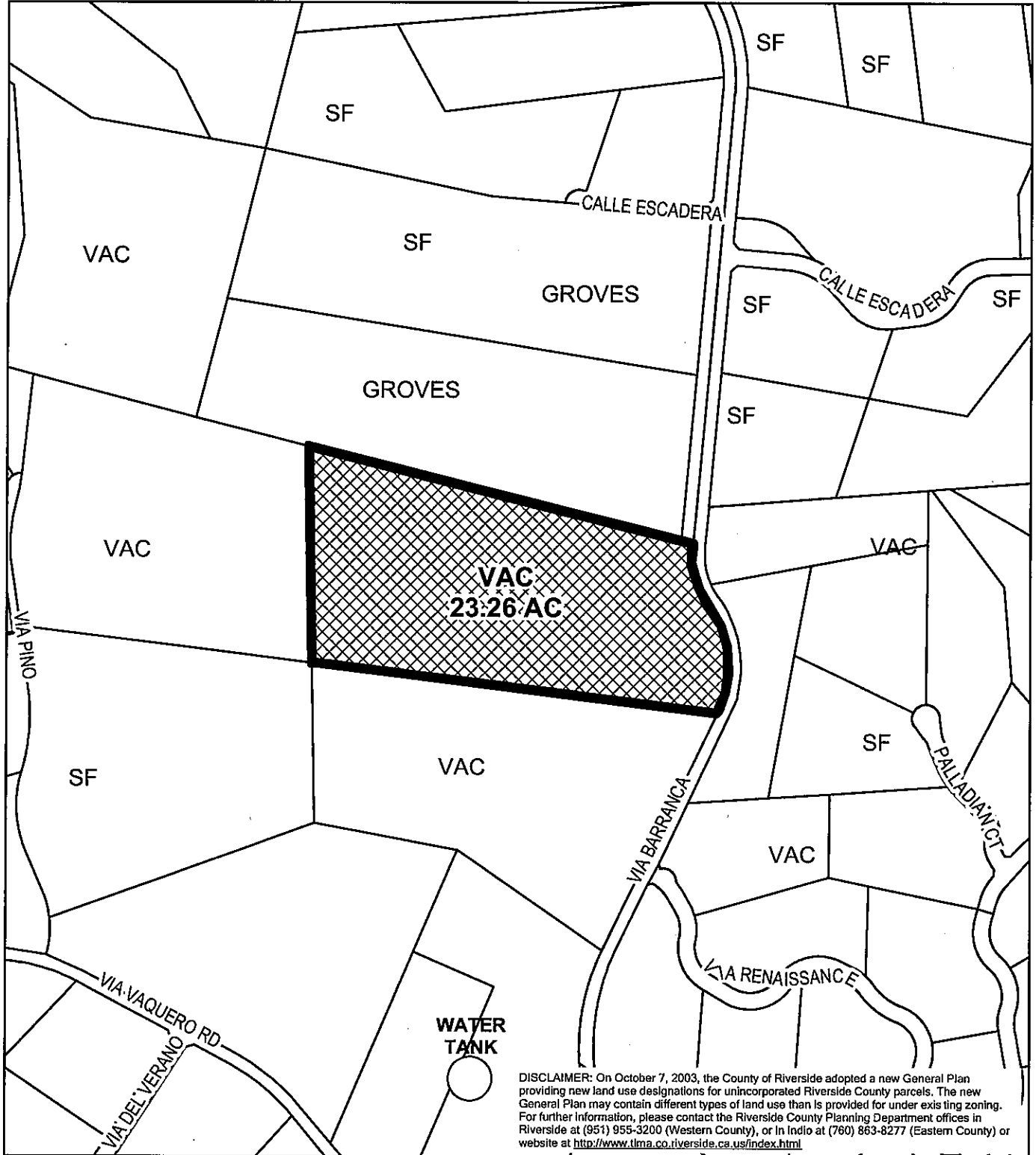
Area: Rancho California
Township/Range: T8SR3W
Section: 16



Assessors
Bk. Pg. 938-12
Thomas
Bros. Pg. 978 D3

CZ07625 PM35220

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section: 16



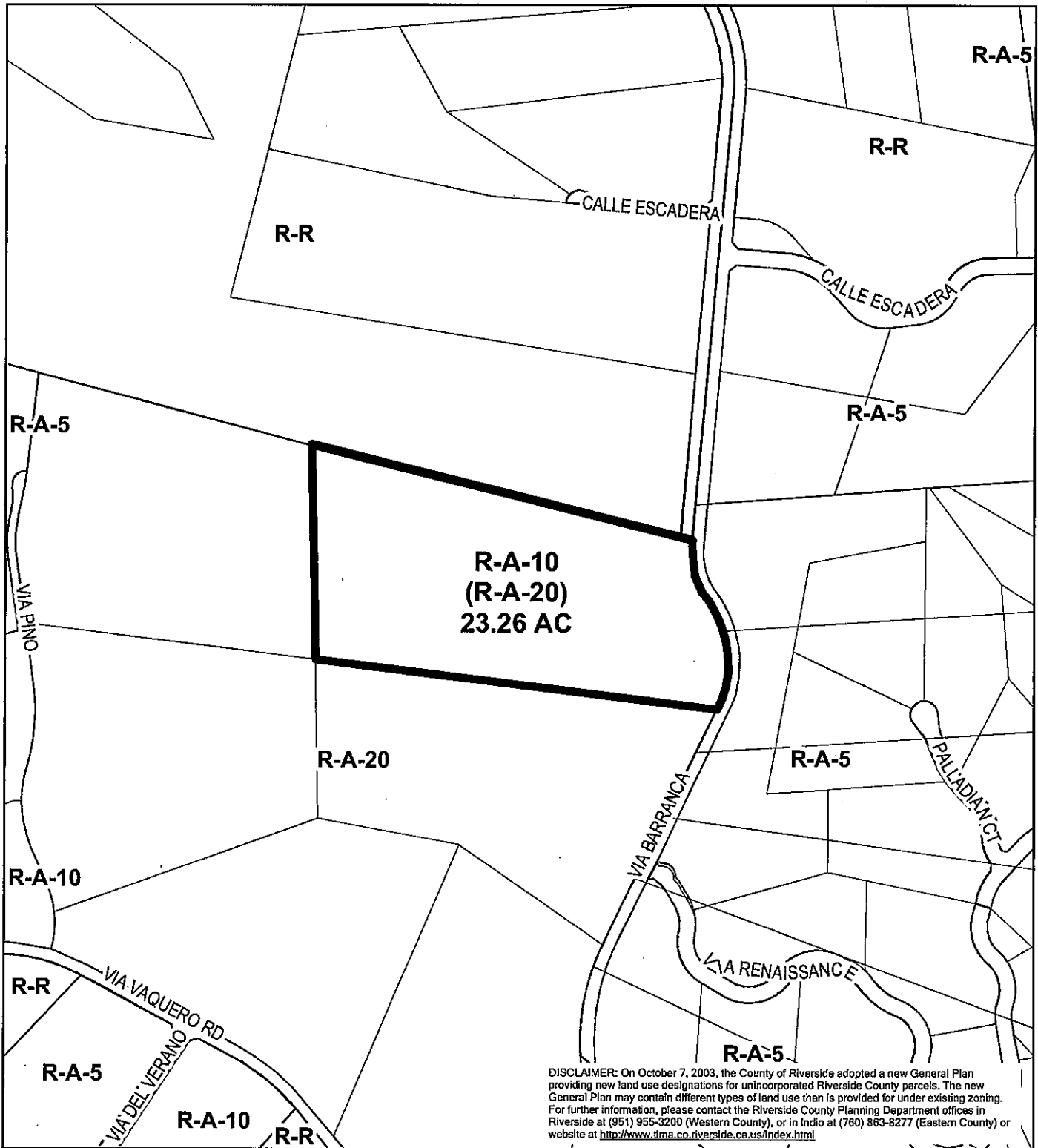
Assessors
Bk. Pg. 938-12
Thomas
Bros. Pg. 978 D3

Supervisor Buster
District 1
Date Drawn: 3/17/09

CZ07625 PM35220

PROPOSED ZONING

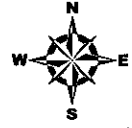
Planner: Matt Straite
Date: 6/24/09
Exhibit 3



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section : 16



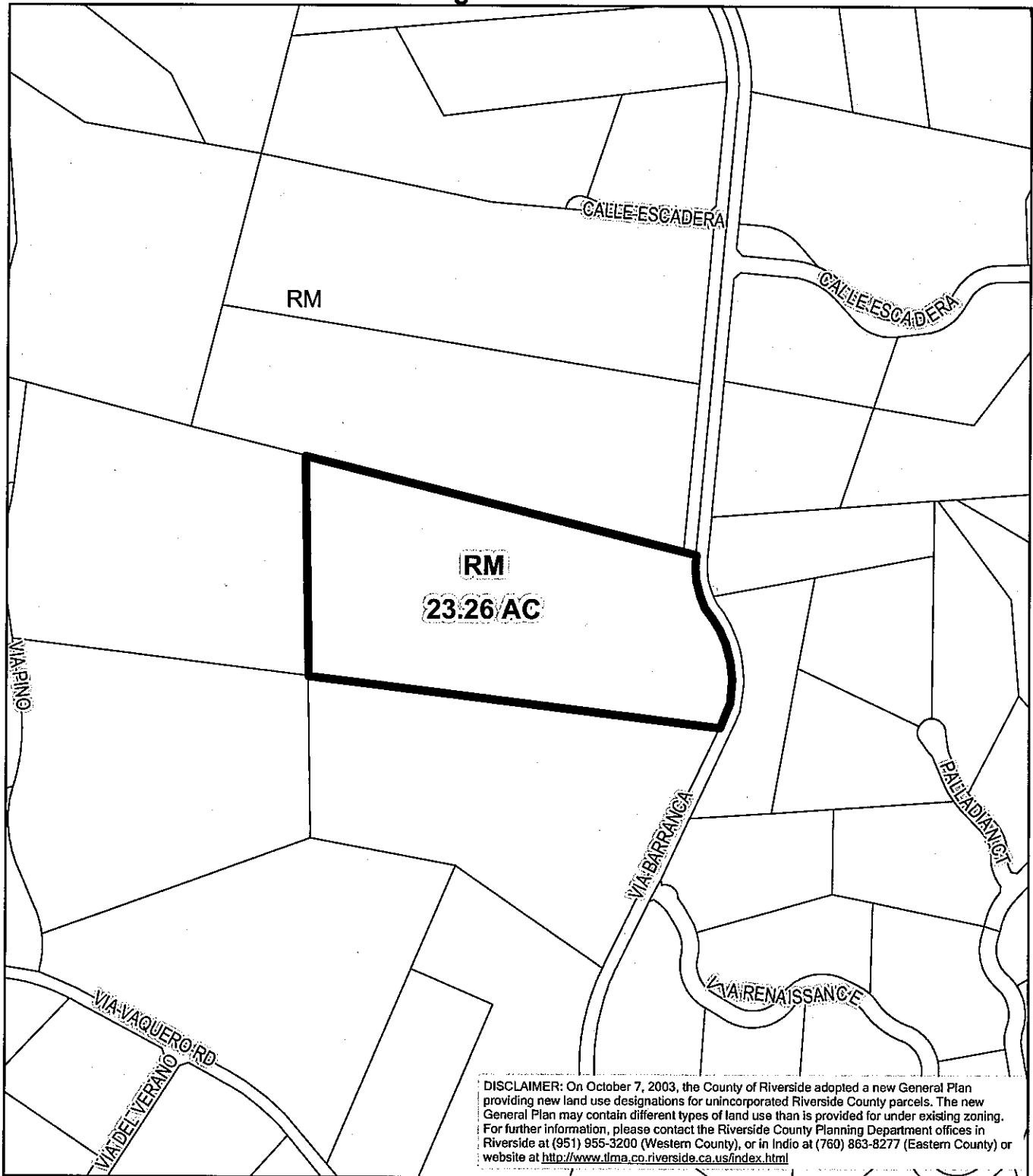
Assessors
Bk. Pg. 938-12
Thomas
Bros. Pg. 978 D3

Supervisor: Buster
District 1
Date Drawn: 3/17/09

CZ07625 PM35220

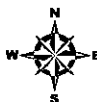
Existing General Plan

Planner: Matt Straite
Date: 6/24/09
Exhibit 5



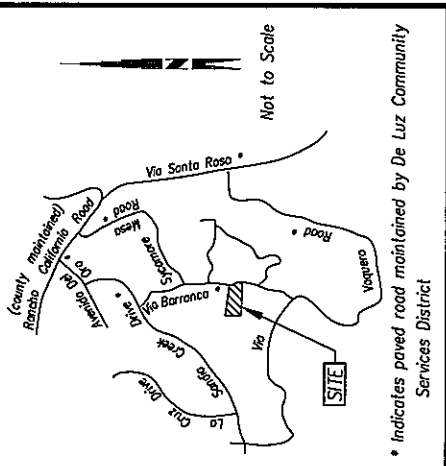
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section: 16



Assessors
Bk. Pg. 938-12
Thomas
Bros. Pg. 978 D3

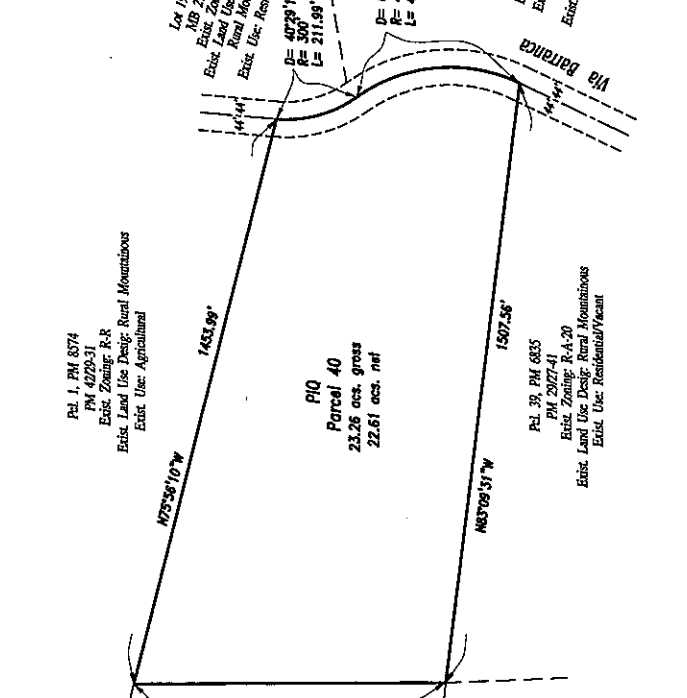
CHANGE OF ZONE 7625



GENERAL NOTES

- ASSESSORS PARCEL NUMBER: 938-120-001
- TOTAL ACREAGE: 23.26 acs. gross
22.61 acs. net
- STREET ADDRESS: Via Barranca
Temecula, Ca. 92590
- EXHIBIT PREPARED: Janaury, 2008
- LEGAL DESCRIPTION: Pcl. 40, PM 6835,
P.M. Book 29/27-41.
- 2007 THOS. BROS. PAGE 978, D-3
- EXISTING ZONING: R-A-20
- PROPOSED ZONING: R-A-10
- EXISTING LAND USE: Agricultural-
Avocado and citrus groves
- EXISTING LAND USE DESIGNATION: RM
- THIS PROJECT IS NOT IN A SPECIFIC PLAN.
- UTILITY PURVEYORS:
ELECTRIC- Southern California Edison
GAS- The Gas company
TELEPHONE- Verizon
SEWER- Septic system
WATER- Rancho Cal Water District
CABLE- None
- SCHOOL DISTRICT: Murrieta Unified
School District
- THIS PROJECT LIES WITHIN FEMA ZONE
"C"- "Areas of minimal flooding."

Owner/Developer
Richard and Donna Rogers
4248 Citrus Drive
Fallbrook, Ca. 92028
Tel 760-723-5717 Fax 760-723-5719



No.	Date	Revision

Prepared By:
CJ CONSULTING
17837 Brightman Avenue
Lake Elsinore, Ca. 92530
Tel and Fax 951-678-5776

Scale - 1" = 300'

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41729

Project Case Type (s) and Number(s): Change of Zone No. 7625, Tentative Parcel Map No. 35220

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-8631

Applicant's Name: Richard Rogers

Applicant's Address: 4248 Citrus Drive, Fallbrook CA 92028

Engineer's Name: CJ Consulting

Engineer's Address: 17837 Brightman Avenue, Lake Elsinore CA 92530

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7625 proposes to change the current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10).

Tentative Parcel Map No. 35220 is a Schedule "H" subdivision of 23.26 acres into two (2) residential parcels with a minimum parcel size of ten (10) acres.

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

C. Total Project Area: 23.26

Residential Acres: 23.26

Lots: 2

Units: 2

Projected No. of Residents: 6

Commercial Acres: N/A

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres: N/A

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: N/A

D. Assessor's Parcel No(s): 938-120-001

E. Street References: Westerly of Via Baranca Road and northerly of Via Vaquero Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 8 South, Range 3 West, Section 16

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Santa Rosa Plateau/De Luz area. This area has historical supported agricultural cultivation, and has been recently transitioning to estate residential uses. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. The project site is primarily vacant with no existing residences. Large lot residential homes, orchards and vacant land surround the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The site's General Plan Land Use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project proposes to subdivide one parcel into two parcels, with a ten (10) acre minimum lot size and is consistent with the Rural: Rural Mountainous (R:RM) land use designation using the Santa Rosa/De Luz General Plan Policy. The project meets all applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within any Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells. The proposed project meets all applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create two residential lots, and the impact to noise levels would not be significant. Also, the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all applicable Noise Element policies.
6. **Housing:** The project proposes two residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural (R)

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the north, east, south, and west
2. **Foundation Component(s):** Rural (R) to the north, east, south, and west

3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west

4. **Overlay(s) and Policy Area(s):** Santa Rosa Plateau/De Luz Policy Area to the north, east, south, and west

G. 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

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

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

J. Adjacent and Surrounding Zoning: Rural Residential (RR) to the north, Residential Agricultural- Five Acre Minimum (R-A-5) to the west, and east, and Residential Agricultural- Twenty Acre Minimum (R-A-20) to the south.

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

September 8, 2011

Date

Matt Straite, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated as a State Eligible Scenic Highway. The project site, however, is over the existing ridgeline and will not be visible from Interstate 15. There will not be an impact on Scenic Highways.
- b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. These concerns include impacts to oak trees and streams. The project proposes grading or ground-disturbing activities to support two residential building pads, driveways, and septic systems. The visual impacts of grading will not be significant on this site due to the limited scope of the grading and the topography of the area. Neighbors would not be able to see the grading. Additionally, the project proposes to preserve the existing oak trees (Conditions of Approval No. 50.PLANNING.10, 60.PLANNING.01). The large watercourse at the westerly and southerly boundaries of the site will also be avoided (Condition of Approval 10.FLOOD.RI.1). With mitigation, the aesthetic impacts from this project will be less than significant.

Mitigation: Conditions of approval 50.PLANNING.10, 60.PLANNING.01 provides guidelines for oak tree management and requires the land owner to provide an easement covering all existing oak trees as shown on the case exhibit PM35220. Condition of Approval 10.FLOOD RI.1 will require all natural watercourses to be kept free of buildings and obstructions.

Monitoring: Monitoring will be achieved through the Riverside County Building and Safety Plan Check process, in conjunction with the Planning department and the Flood Control Department.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

- a) The project site is located approximately 24.76 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. In addition to required compliance with Ordinance 655, the project has been required to direct all night lighting away from environmentally constrained areas (Condition of Approval 50.EPD.1) and note such on an Environmental Constraints Sheet that will accompany the final map. These requirements are considered standard and not mitigation for CEQA purposes; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two single-family residential lots with a minimum size of 10 acres. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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

Monitoring: No monitoring measures are required.

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?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act conparcel or land within a Riverside County Agricultural Preserve?

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

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The proposed project is located on land designated as Unique Farmland as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Unique Farmland. It should be noted, however, that the two single-family residential lots proposed on this project site are in conformance to the Rural Mountainous (RM) land use designation, in conjunction with the Santa Rosa Plateau/ De Luz Policy Area, assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the RM land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.
- b) The project site is surrounded by vacant land and large-lot, single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, there is no impact.
- c) The proposed project is not located adjacent to agriculturally zoned property and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Less than significant impacts related to agriculturally zoned properties are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site contains some riparian areas, and some oak tree woodland area; however, none of these are considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers,

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

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a eight-lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: GIS database, WRC-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review by the Environmental Programs Division of the Planning department was done to assure consistency with the MSHCP plan. No inconsistencies were reported. A natural watercourse meanders in and out of the project site along the western boundary. Therefore, the impact is considered less than significant after mitigation.
- b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, EPD identified areas on the project that have been identified as biologically sensitive "riparian forest" and "drainages" (Condition of Approval 50.EPD.01). These areas may be suitable habitat for Title 14 species. These areas shall be mapped and fenced both during construction and permanently thereafter (Conditions of Approval 50.EPD.01, 60.EPD.01, 60.EPD.03, 80.EPD.01). Biological monitoring is also required (Condition of Approval 60.EPD.02 and 80.EPD.02). With this mitigation, there will be less than significant impacts related to threatened or endangered species.
- c) The project has been required to avoid biologically sensitive "riparian forest" and "drainages" which traverse the site (refer to Finding of Fact 6b). The avoidance of said conservation area will reduce impacts, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the natural watercourse must be avoided. With mitigation identified in Finding of Fact 6b, there will be less than significant impacts.
- d) With avoidance of the biologically sensitive "riparian forest" and "drainages" which traverse the site, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated after mitigation.
- e) The project has been required to avoid biologically sensitive "riparian forest" and "drainages" which traverse the site (refer to Finding of Fact 6b). However, potential habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the final map prior to recordation (refer to Finding of Fact 6b). Therefore, less than significant impacts after mitigation are expected.
- f) A potential Blue Line Stream, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), does exist on the site. Accordingly,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate state and federal permits have been required by Conditions of Approval 60.PLANNING.13 and 14. Therefore, with this mitigation, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- g) Oak trees are located on site and labeled on the Tentative Map. These oak trees will be protected through a conservation easement prior to map recordation. The land divider shall dedicate to a private or public land conservancy the conservation easement to reduce and mitigate impacts to oak trees (Condition of Approval 50.Planning.10, 60.PLANNING.01, 60.PLANNING.11, and 60.PLANNING.15). Additionally, no construction activities or placement of structures will be allowed within the protected zone of any oak tree or oak woodland (Condition of Approval 60.Planning.15). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

Mitigation:

- 1) EPD identified areas on the project that have been identified as biologically sensitive "riparian forest" and "drainages" (Condition of Approval 50.EPD.01).
- 2) These areas shall be mapped and fenced both during construction and permanently thereafter (Conditions of Approval 50.EPD.01, 60.EPD.01, 60.EPD.03, 80.EPD.01). Biological monitoring is also required (Condition of Approval 60.EPD.02 and 80.EPD.02).
- 3) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines, which include requiring easements (Conditions of Approval 50.Planning.10, 60.PLANNING.01, 60.PLANNING.11, and 60.PLANNING.15).

Monitoring: The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4505) by Jean Keller, Ph. D. dated May 2008

Findings of Fact:

- a) The project site is presently vacant. A Cultural Resource Assessment found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have no impact to historic resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, Cultural Resources Assessment (PD-A 4505) by Jean Keller, Ph. D. dated May 2008

Findings of Fact:

a-b) Based on a Cultural Resources report performed for the project site, there is a possibility of archeological artifacts to be found on the project site. Mitigation has been added to the case to require archeological monitoring during grading activities (Condition of Approval 60.PLANNING.24). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of Approval 60.PLANNING.27).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.PLANNING.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

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

Mitigation: Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.24 and 27).

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

10. Paleontological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Directly or indirectly destroy a unique	<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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paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having an undetermined potential for paleontological sensitivity. As such, Paleontological monitoring has been conditioned (Condition of Approval 60.PLANNING.28 and 70.PLANNING.01). With proposed mitigation, the project will have no impact to paleontological resources.

Mitigation: Prior to issuing grading permits a Paleontological monitor shall be secured, monitoring done during all grading activities, and a report submitted to the County for review once all grading is complete (Condition of Approval 60.PLANNING.28 and 70.PLANNING.01 respectively).

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

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?

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

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologic Report No. 2063 by T.H.E. Soils

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to Figure S-9, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Analysis in the Geotechnical Study indicates that the proposed slopes for this project will be stable at the design slope ratios of two to one (2:1) or flatter. Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Project Application Materials, GIS database

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

- a. Change topography or ground surface relief features?

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

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

Findings of Fact

- a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the proposed project is in conformance with Santa Rosa Plateau / De Luz Policy Area guidelines, which limit the amount of grading and reduce the allowable alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.7). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Geology Review, Geologic Report No. 2063 by T.H.E. Soils

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.4). These requirements are typical conditions of approval and are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

- b) Based on the Geologic Report with concurrence from the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does not feature a sewer system, the residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic systems. Each parcel is over 10 acres in size. Percolation tests have been submitted for each of the proposed parcel lots which conclude that the soils are capable of supporting septic systems. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Source: Project Application Materials

Findings of Fact:

- a) As proposed the project would avoid the natural watercourse on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries will be protected from erosion or other flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.GRADE.11). With implementation of these measures which are considered standard condition of approval, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.
- b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a change of zone, consistent with the General Plan, and a two lot land subdivision of no smaller than 10 acres per parcel. Approval of this tentative track map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 8 primary units, 16 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The proposed project is located within a high fire area. The project, however, proposed 100-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. A large drainage area is tributary to the western portion of the site and drains in a well-defined watercourse that meanders in and out of the site. There is adequate area outside of the natural watercourses for building sites. However, the boundaries of the stream shall be protected from erosion, by a method acceptable to the County. The project includes grading to create two residential building pads. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 50.EPD.1). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The development has submitted a Water Quality Management Plan (WQMP) Which identifies site design Best management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.
- c) Water service will be supplied by the Rancho California Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.
- d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.FLOOD RI.1). This is a standard condition of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to avoid encroachment into the watercourse. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will avoid encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) A watercourse impacts the site along the westerly property line. The site has been designed to avoid alterations to the natural watercourses. The watercourse will be kept clear of all buildings and obstructions (Condition of Approval 10.FLOOD RI.1 and 50.FLOOD RI.04). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. To reduce these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified and have not been identified in the WQMP. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Therefore, it is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1 and 50.FLOOD.04). With adherence to this mitigation, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation:

- 1) The natural watercourse shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (Condition of Approval 10.FLOOD RI.1).
- 2) The natural watercourse shall be delineated on an Environmental Constraints Sheet which shall accompany the final map (Condition of Approval 50.FLOOD RI.04).

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

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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influence and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The Tentative Parcel Map proposes a subdivision of 23.26 gross acres into two residential parcels with a minimum size of ten (10) gross acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation and the land devilmnt trends on the Santa Rosa Plateau. The proposed project will not result in an alteration of the present or planned land use of this area.
- b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 proposed project site is currently zoned Residential Agricultural – 20 Acre Minimum (R-A-20). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural – 10 Acre Minimum (R-A-10). The proposed development, a subdivision of 23.26 acres into two (2) residential parcels with a minimum parcel size of ten (10) acres, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.
- b) The site is surrounded by land which is zoned Residential Agricultural – 20 Acre Minimum (R-A-20) to the north, east, and south, Rural Residential (RR) – to the north, therefore, the proposed project is compatible with the existing surrounding zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project is surrounded by large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. The project is proposing five-acre, single-family residential parcels which will be compatible with existing and future land uses in the area.
- d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project is proposing to subdivide 23.26 acres into two (2) residential parcels with a minimum lot size of ten (10) acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation. The proposed project will not result in an alteration of the present or planned land use of this area. The proposed project is consistent with the land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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 proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Monitoring: No mitigation measures are 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?

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

c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of ten-acre residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, 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 proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 23.26 acres into two (2) residential parcels, which could equate to an increase of six (6) additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.16). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.16). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Murrieta Valley Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.8). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.16). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

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?

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?

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

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

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately six (6) persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

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

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

<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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otherwise substantially decrease the performance or safety of such facilities?

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

Findings of Fact:

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

Source: RCIP

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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"/>

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

Findings of Fact:

- a,b,c) The project proposes the addition of two (2) residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.
- d) Storm water drainage will be handled off site.
- e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- f) Based on data available at this time, no offsite utility improvements will be required to support this project.
- g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

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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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, 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.

51. 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 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. The land subdivision will increase the total number of residential units in the area. The Fire Department has been concerned with the total population on the Santa Rosa Plateau, given the access limitations, and monitors new development accordingly. Most of the area consists of large lot development. The introduction of minor amounts of new possible residential sites will not cumulatively impact the area as adequate resources and infrastructure exist to accommodate the increase in capacity.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

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

Riverside County General Plan, Adopted October 7, 2003.

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

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

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.

PARCEL MAP Parcel Map #: PM35220

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35220 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35520, Amended No. 4, dated 7/27/11.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted a Schedule "H" subdivision of 23.26 acres into two (2) parcels with a minimum lot size of 10 acres. Parcel 1 is 11.35 gross acres and Parcel 2 is 11.91 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

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

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10. GENERAL CONDITIONS

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

responsible to defend, indemnify or hold harmless the COUNTY.

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompactation, 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 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.

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10. GENERAL CONDITIONS

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 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

PARCEL MAP Parcel Map #: PM35220

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10. GENERAL CONDITIONS

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

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.

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".

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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. 15 MAP - FIRE D'S OK ON DR.WY RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case or by written approval from the Fire Department.

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. 20 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. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

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. 22 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE RECOMMND

Parcel Map#35220 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

FIRE DEPARTMENT

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

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

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 OF ANY PORTION OF THE LOT FRONTAGE measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35220 is proposal to subdivide 23.26-acres into two residential lots in Rancho California Area. The project is located northerly of Via Vaquero, southerly of

PARCEL MAP Parcel Map #: PM35220

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10. GENERAL CONDITIONS

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

RECOMMND

Sandia Creek and westerly of Via Barranca.

The site is impacted by two well defined watercourses with the drainage area of approximately 23 and 31 acres from north.

There is an adequate area outside of the natural watercourses for building sites. The natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The natural watercourses shall be delineated and labeled on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating "watercourses shall be kept free of buildings and obstruction". New construction shall comply with all applicable ordinances. This includes compliance with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above surrounding finished grade.

This project falls under the category of new development that creates 10,000 sq. ft or more of impervious surface (collectively over the entire project site) therefore, a project specific Water Quality Management Plan (WQMP) will be required. No preliminary WQMP is provided. However, the District believes that since there is adequate area on each proposed lot the requirement for the final WQMP is adequate. A final WQMP shall be submitted for review and approval prior to grading permit and or prior to building permit issuance.

10.FLOOD RI. 2 MAP FINAL WQMP ONLY

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:

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FINAL WQMP ONLY (cont.)

RECOMMND

www.rcflood.org under Programs and Services, Stormwater Quality.

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

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 3

MAP FINAL WQMP ONLY MAINT.

RECOMMND

This project may propose 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.

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - MAP ACT COMPLIANCE

RECOMMND

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

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10. GENERAL CONDITIONS

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 - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 10 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 11 MAP - 90 DAYS TO PROTEST RECOMMND

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

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

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

The fee shall be paid for each residential unit to be

PARCEL MAP Parcel Map #: PM35220

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10. GENERAL CONDITIONS

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

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. 16 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 17 MAP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 20 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE MAINTENANCE (cont.) RECOMMND

859 and the County of Riverside Guide to California
Friendly Landscaping.

10.PLANNING. 22 MAP - GEO02063 RECOMMND

County Geologic Report (GEO) No. 2063, submitted for this project (PM35220) was prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Residential Parcels, Parcels 1 & 2 of Tentative Parcel Map 35220, Via Baranca, De Luz Area, Riverside County, California, Work Order No. 1332801.00", dated June 16, 2008. In addition the following reports were submitted for this project:

"Response to County of Riverside Planning Department's "Review Comments" County Geologic Report No. 2063, Proposed Residential Parcels, Parcels 1 & 2 of Tentative Parcel Map 35220, Via Baranca, De Luz Area, Riverside County, California, Work Order No. 1332801.00R", dated November 5, 2008.

"Response to County of Riverside Planning Department's "Review Comments #2" County Geologic Report No. 2063, Proposed Residential Parcels, Parcels 1 & 2 of Tentative Parcel Map 35220, Via Baranca, De Luz Area, Riverside County, California, Work Order No. 1332801.00R", dated April 22, 2009.

GEO02063 concluded:

- 1.The closest known fault is the Elsinore fault zone located approximately 3.5 kilometers to the northeast.
- 2.Ground rupture during a seismic event is anticipated to be low.
- 3.The potential for liquefaction is considered low.
- 4.The potential for seismically induced settlement, landsliding, seiches, and tsunamis during a local seismic event is considered low.
- 5.The proposed 40-foot high 1.5:1 cut slope and the 50-foot high 2:1 fill slopes are considered stable and suitable for the proposed development.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02063 (cont.)

RECOMMND

GEO02063 recommended:

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

2.Any existing alluvial soils and weathered bedrock materials should be completely removed by benching during rough grade operations.

GEO No. 2063 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2063 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 23 MAP - ON SITE TREE MAINTINANCE

RECOMMND

All agricultural tree production and the trees themselves shall remain and shall be farmed by the future parcel owner or by designee, so long as it is economically viable. The absence of economic viability may be demonstrated by evidence which may include mandated water reductions by the appropriate water purveyor, rising water rates, extreme weather conditions, wildfires, adverse economic conditions, and other similar factors. The determination of the absence of economic viability shall be made administratively by the Director of the Planning Department. Lack of appropriate maintenance shall represent a violation of these conditions of approval and is subject to appropriate code enforcement actions. Lack of appropriate maintenance shall include, but not be limited to, removal by any means of live productive fruit bearing trees, a lack of harvesting and/or a failure to remove dead trees.

10.PLANNING. 24 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

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10. GENERAL CONDITIONS

10.PLANNING. 24

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 25

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 26 MAP - CSD LETTER (1) RECOMMND

The following conditions are added at the request of the De Luz CSD as stated in a letter dated July 18, 2011-

1. Due to the steep grade and curves in Via Barranca location of driveways/access must be limited to specific locations as shown on the Tentative Map. Access rights shall be restricted on Via Barranca except for two 20 foot openings (one for each parcel) as shown on the tentative map. These locations will provide adequate sight distance per DLCSD code.

2. New driveway locations are subject to separate individual permits at the time of construction and applicable DLCSD permit, inspection charges and damage deposits in effect at the time of development shall be paid by the individual parcel owners. Driveways shall be constructed perpendicular to the public roads, in accordance with DLCSD Standard Drawings.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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10. GENERAL CONDITIONS

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

provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Via Barranca due to existing improvements.

10.TRANS. 5 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. 6 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.

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - ECS CONDITION RECOMMND

The areas mapped as "Oak Woodland" or "Oaks" on PM35220, AMD. #4, dated 7/27/11. These areas shall be mapped and

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50. PRIOR TO MAP RECORDATION

50.EPD. 1

MAP - ECS CONDITION (cont.)

RECOMMND

labeled "Oak Woodland Avoidance Area" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The areas mapped as "Riparian Forest" and "Drainages" on PM35220, AMD. #4, dated 7/27/11. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the areas mapped as "Delineated Constraint Area (Riparian/Riverine)."

"No disturbances may occur within the boundaries of the areas mapped as "Oak Woodland Avoidance Area."

"Please refer to the "Riverside County Oak Tree Management Guidelines" (Approved by the Board of Supervisors on March 2, 1993), or contact the Riverside County Planning Department, Environmental Programs Division, for more information regarding the Oak Woodland Avoidance Area"

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the boundaries of the areas mapped as "Delineated Constraint Area (Riparian/Riverine)" or the boundaries of the areas mapped as "Oak Woodland Avoidance Area."

"The areas mapped as "Delineated Constraint Area (Riparian/Riverine)" shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height."

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS PREP RECOMMND

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

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

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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-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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

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

FLOOD RI DEPARTMENT

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

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

50.FLOOD RI. 4 MAP DELINEATE WC ON ECS (AC) RECOMMND

The natural watercourses which drains the watershed of 23 and 31 acres shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free of all buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 10 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-10 zone, and with the Riverside County General Plan.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 07625 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 10 MAP - OAK TREE ESMNT (1) DELETED

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - OAK TREE ESMNT (1) (cont.) DELETED

draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.1 has been complied with.

*This condition was deleted at the Planning Commission 11/16/11 because the ECS condition will achieve the same thing.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

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

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 21 MAP - ECS PALEO RESOURCES 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 as having an undetermined potential to contain paleontological resources (i.e.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - ECS PALEO RESOURCES (cont.) RECOMMND

significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having an undetermined potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection."

50.PLANNING. 22 MAP- ECS NOTE PALOMAR LIGHTING RECOMMND

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

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

50.PLANNING. 23 MAP - CSD LETTER (2) RECOMMND

A clearance letter from the De Luz CSD shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 18, 2011, which contained the following request prior to map recording:

Developer shall dedicate right of way as shown on the Tentative Map and provide slope and drainage easement for future improvements to Via Barranca. DLCSD will waive the requirement to widen the roadway along the property frontage in consideration of receipt of the dedicated right of way and easements for future construction.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 3 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. 17 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the Santa Rosa Community Services District's recommendations as outlined in their letter dated July 18, 2011.

50.TRANS. 18 MAP - SUFFICIENT R-O-W/SUR RECOMMND

Sufficient public street, drainage, and slope easement/right-of-way shall be dedicated along Via Barranca (project side) as shown on the Amended No. 4 exhibit of PM35220, dated 7/27/2011 and as directed by the Transportation Department.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

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

60.BS GRADE. 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP - SLOPE STABIL'ITY 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 - FIRE D'S OK ON DR. RECOMMND

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

60.BS GRADE. 8 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.

60.BS GRADE. 9 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. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 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.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The areas mapped as "Riparian Forest" and "Drainages" on PM35220, AMD. #4, dated 7/27/11, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

The areas mapped as "Oak Woodland" on PM35220, AMD. #4, dated 7/27/11, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Oak Woodland Avoidance Area" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

- TEMPORARY FENCING

RECOMMND

The areas mapped as "Riparian Forest" and "Drainages" on PM35220, AMD. #4, dated 7/27/11, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

The areas mapped as "Oak Woodland" on PM35220, AMD. #4, dated 7/27/11, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Oak Woodland. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 4

- SEPTIC SYSTEM CHECK

RECOMMND

The septic system must be built as it is shown on PM35220, AMD. #4, dated 7/27/11. The septic system may not cross over the drainage feature.

FIRE DEPARTMENT

60.FIRE. 1

MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

MAP SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

reference copy of the improvement and grading plans along with any necessary documentation for all structural post-construction BMPs shall be submitted to the Districts Plan Check Section for review. The plans must receive the District's approval prior to issuance of 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. 2 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 - OAK TREE PRESERVATION RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND
guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 2 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. No grading outside the proposed driveways and/or pad sites is permitted with these conditions or this proposed project.

60.PLANNING. 4 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. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA (cont.) RECOMMND

as identified on the TENTATIVE MAP.

60.PLANNING. 10 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. 11 MAP - IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing native oak trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

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

60.PLANNING. 14 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - SECTION 404 PERMIT (cont.) RECOMMND

Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15 MAP - OAK TREE EASMNT (2) DELETED

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

* This condition was deleted at the Planning Commission Hearing 11/16/11 because the ECS sheet will achieve the same thing.

60.PLANNING. 17 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. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7625 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24 MAP- CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report PD-A-4505, archaeological monitoring shall be required for the clearing, grubbing, grading, and trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and and required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 mitigation using standard professional practices for cultural resources. The Professional 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. 24 MAP- CULTURAL RESOURCES PROFE (cont.) RECOMMND

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

60.PLANNING. 27 MAP- TRIBAL MONITORING RECOMMND

As a result of information contained in a letter dated March 24, 2008, from the Pechanga Band of Luiseno Indians, a need for tribal monitoring of the grading activities has been identified.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with, and retain a monitor designated by, the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project, for the purposes of tribal consultation. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

NOTE:

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

2)Tribal monitoring does not replace any required Cultural Resources (archaeological) monitoring, but rather serves as

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP- TRIBAL MONITORING (cont.)

RECOMMND

a supplement for consultation and advisory purposes for the Tribal interests only.

3)The tribal 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. 28 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having An Undetermined 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

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.

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

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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.

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

80. PRIOR TO BLDG PRMT ISSUANCE

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 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

OWTS/ATUs MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 OWTS/ATUs MAINTAIN SETBACKS (cont.) RECOMMND
from the appropriate regulatory agency.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

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

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.
Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

80.E HEALTH. 3 ENV HEALTH CLEARANCE REQUIRED RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for Parcel#1 and a Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on Kevin Bresnahan Soils Percolation Report dated 3/30/2010.

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

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

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

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

MAP - PERMANENT FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Riparian Forest" and "Drainages" on PM35220, AMD. #4, dated 7/27/11, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

80.EPD. 2

MAP - BIO MONITOR REPORT

RECOMMND

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

80.EPD. 3

MAP - SEPTIC SYSTEM CHECK

RECOMMND

The septic system must be built as it is shown on PM35220, AMD. #4, dated 7/27/11. The septic system may not cross over the drainage feature.

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4 MAP - FENCE INSTALL

RECOMMND

Prior to the issuance of a building permit, The areas mapped as "Riparian Forest" and "Drainages" on PM35220, AMD. #4, dated 7/27/11, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

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

RECOMMND

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

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

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

80.FIRE. 3 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.

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER (cont.) RECOMMND

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP RECOMMND

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

1.Precise grade inspection.

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

1.Installation of slope planting and permanent irrigation

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - PRECISE GRADE INSP (cont.) RECOMMND

on required slopes

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

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL 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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

90.BS GRADE. 3 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. 4 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

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP CERT REQ'D (cont.) RECOMMND

treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5 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. 6 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.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

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

90.E HEALTH. 3 LOT 1 - ALT SYSTEM DEED RECORD RECOMMND

The existence of an alternative system (advanced treatment unit) on Parcel#1 must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 4 LOT 1 - QUALIFIED SVC PROVIDER RECOMMND

An annual contract with a qualified service provider for Parcel#1's advanced treatment unit (ATU) is required prior to final approval.

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 5 LOT 1 - RENEWABLE OPER PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval of the Advanced Treatment Unit proposed for Parcel#1.

EPD DEPARTMENT

90.EPD. 1 MAP - SEPTIC SYSTEM FINAL RECOMMND

Prior to final inspection, the septic system shall be inspected by EPD to ensure that it was constructed as it is shown on PM35220, AMD. #4, dated 7/27/11. The septic system may not cross over the drainage feature.

PLANNING DEPARTMENT

90.PLANNING. 5 MAP - LC LNDSCP/IRRIG INSTL IN RECOMMND

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

90.PLANNING. 6 MAP - LC COMPLY W/LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

PARCEL MAP Parcel Map #: PM35220

Parcel: 938-120-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 8 MAP - CSD LETTER (3) RECOMMND

A clearance letter from the De Luz CSD shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 18, 2011, which requested the following be addressed prior to final building permit inspection:

In accordance with Article 16 of the DLCSD Ordinance Code, a Road Development Impact Fee will be payable for each new dwelling unit, guest house or second unit constructed, payable prior to final inspection by the Department of Building and Safety. The project is located in Maintenance Zone IV; the fees are subject to annual review and adjustment, and the actual charges will be those in effect at the time final inspection of each dwelling is requested.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

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

DATE: February 20, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
~~Jurupa Area Recreation & Parks~~
~~Riv. EDA Redevelopment~~
Supervisor Buster

Commissioner Roth
Murietta Valley Unified School Dist.
RCWD
California Dept. of Fish and Game
U.S. Fish & Wildlife Service
U.S. Postal Service
Bureau of Land Mngt.
National Forest Service
SCE
Southern California Gas
EIC "Attachment A"
~~Pechanga Native American Tribe~~
Santa Rosa Community Services Dist.
Santa Rosa Plateau Riding Club-Elin Motherhead

CHANGE OF ZONE NO. 7625 AND TENTATIVE PARCEL MAP NO. 35220 – EA41729 – Applicant: Richard Rogers – Engineer/Rep: CJ Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Via Vaquero, Southerly of Sandia Creek, and Westerly of Via Barranca. – 23.26 gross acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** The change of zone proposes to change the site's current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10). Tentative Parcel Map No. 35220 proposes a Schedule "H" subdivision of 23.26 gross acres into two (2) parcels with a minimum lot size of 10 gross acres. Parcel 1 shall be 11.35 gross acres and Parcel 2 shall be 11.91 gross acres. APN: 938-120-001

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 13, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Nicole Berumen** Project Planner, at (951) 955-2391 or email at nberumen@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 18, 2008

Nicole Berumen, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Change of Zone No. 7625; Tentative Parcel Map No. 35220
Proposal: Change the zone designation from Residential Agricultural – 20 Acres Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10); subdivide 23.26 acres into two (2) parcels with a minimum lot size of 10 acres
APN: 938-120-001

Dear Ms. Berumen:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Via Vaquero, south of Sandia Creek, and west of Via Barranca, in the Rancho California Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#64255



De Luz Community Services District

41606 Date Street
Suite 205
Murrieta, California 92562-7090

PHONE: (951) 696-0060
FAX: (951) 696-0061
E-MAIL: info@deluzcsd.org

www.deluzcsd.org

BOARD OF DIRECTORS

MICHAEL ADAMS
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GENERAL MANAGER
ROB HOLMES

July 18, 2011

Mr. Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

Re: Tentative Parcel Map 35220
Via Barranca Road
Conditions for De Luz Community Services District

Dear Mr. Straite,

Subject Tentative Parcel Map been reviewed by the De Luz Community Services District Staff and discussed at the regular meeting of the Engineering Committee of the Board of Directors. The District requests that the following items be address in the Conditions of Approval for the project.

1. Due to the steep grade and curves in Via Barranca location of driveways/access must be limited to specific locations as shown on the Tentative Map. Access rights shall be restricted on Via Barranca except for two 20 foot openings (one for each parcel) as shown on the tentative map. These locations will provide adequate sight distance per DLCSD code.
2. New driveway locations are subject to separate individual permits at the time of construction and applicable DLCSD permit, inspection charges and damage deposits in effect at the time of development shall be paid by the individual parcel owners. Driveways shall be constructed perpendicular to the public roads, in accordance with DLCSD Standard Drawings.
3. Developer shall dedicate right of way as shown on the Tentative Map and provide slope and drainage easement for future improvements to Via Barranca. DLCSD will waive the requirement to widen the roadway along

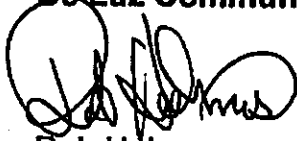
the property frontage in consideration of receipt of the dedicated right of way and easements for future construction.

4. In accordance with Article 16 of the DLCSD Ordinance Code, a Road Development Impact Fee will be payable for each new dwelling unit, guest house or second unit constructed, payable prior to final inspection by the Department of Building and Safety. The project is located in Maintenance Zone IV; the fees are subject to annual review and adjustment, and the actual charges will be those in effect at the time final inspection of each dwelling is requested.

We appreciate the opportunity to review this proposal, and will look forward to participating in its further review.


Sincerely yours,

De Luz Community Services District

A handwritten signature in black ink, appearing to read "Rob Holmes", written over a circular stamp or seal.

Rob Holmes.
General Manager



A  Sempra Energy company

Southern California Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003, SC8031
Redlands, CA 92373-0306

March 4, 2008

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Nicole Berumen

Re: Change of Zone No. 7625 and TPM No. 35220 – EA41729

Dear: Ms. Berumen

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Velasquez".

Kenneth Velasquez
Technical Services Supervisor
South Inland Region



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

March 24, 2008

VIA E-MAIL and USPS

Nicole Berumen
Project Planner
Riverside County Transportation and Land Management Agency
4080 Lemon Street, 9th Floor
Riverside, CA 92503

Re: Pechanga Tribe Preliminary Comments on Tentative Parcel Map 35220, Change of Zone 7625, APN 938-120-001

Dear Ms. Beruman:

Thank you for inviting us to submit general comments on this Project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

TRIBAL INTEREST

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is

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

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

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

imperative that the County of Riverside and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

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

PROJECT GENERALLY

The Tribe is aware that the Project lies in an area of high cultural sensitivity and recommends that a thorough archaeological/cultural resources assessment be completed and any existing site records be updated, if necessary, as part of the environmental review for this project. Additionally, assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

The Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments during the open review periods.

REQUESTED INVOLVEMENT


Since it is possible that cultural resources will be affected by the Project, the Tribe requests additional information for review and comment including environmental documents, archaeological reports, proposed mitigation measures and conditions of approval and archaeological site records. The Tribe reserves the right to submit additional proposed mitigation measures upon receipt and review of the requested documents from the County. The Tribe would like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archaeological/cultural resources are to be impacted by the Project, it is the position of

the Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including all archaeological subsurface excavations.

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me at 951-308-9295. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover
Cultural Analyst



**Rancho
Water**

March 14, 2008

Nicole Berumen, Case Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 35220
PARCEL NO. 40 OF PARCEL MAP NO. 6835
APN 938-120-001
[CJ CONSULTING]**

Board of Directors

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Director of Planning

Jeffrey D. Armstrong
Controller

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Dear Ms. Berumen:

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD), and fronts an existing 20-inch diameter water pipeline within Via Barranca (1990 Pressure Zone). Water service to the project would be available upon the completion of financial arrangements between RCWD and the property owner.

If new water facilities are required for water service, fire protection, or other purposes, the customer will need to contact RCWD for fees and requirements.

In addition, water availability is contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

Please note that sanitary sewer service is not available to the subject project. If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corey F. Wallace, P.E.
Development Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

08\CW:lm024\FEG

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us
118293_2

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
March 13, 2008

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Nicole Berumen

Re: Change of Zone 7625

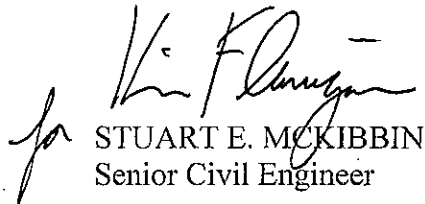
Area: Rancho California

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,


STUART E. MCKIBBIN
Senior Civil Engineer

SM:blj

CJ Consulting

January 29, 2008

County of Riverside
4080 Lemon Street, 9th Floor
Riverside, Ca. 92502

Attn: Matt Straite, Nicole Berumen

Re: PM 35220

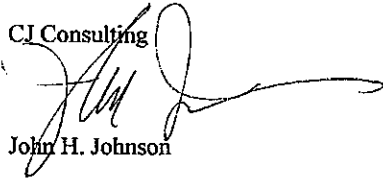
Dear Mr. Straite and Ms. Berumen,

We are sending this letter to request a waiver of the length to width ration of 4:1 as required by Ordinance 460. The existing parcel configuration of the parent map as well as the topography and proposed building sites dictates the proposed parcel layout.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

CJ Consulting



John H. Johnson

17837 Brightman Ave. Lake Elsinore, Ca. 92530 Tel and Fax 951-678-5776

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207625

DATE SUBMITTED: 1/30/08

APPLICATION INFORMATION

Applicant's Name: Richard B. Rogers

E-Mail: drogers1@roadrunner.com

Mailing Address: 4248 Citrus Drive
Street
Fallbrook, Ca. 92028
City State ZIP

Daytime Phone No: (760) 723-5717 Fax No: (760) 723-5719

Engineer/Representative's Name: CJ Consulting E-Mail: after5@verizon.net

Mailing Address: 17837 Brightman Avenue
Street
Lake Elsinore, Ca. 92530
City State ZIP

Daytime Phone No: (951) 678-5776 Fax No: (951) 678-5776

Property Owner's Name: Same as Applicant E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

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.

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.

Richard B. Rogers

PRINTED NAME OF APPLICANT

Richard B Rogers
Donna G Rogers

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.

Richard B. Rogers

PRINTED NAME OF PROPERTY OWNER(S)

Richard B Rogers

SIGNATURE OF PROPERTY OWNER(S)

Donna G. Rogers

PRINTED NAME OF PROPERTY OWNER(S)

Donna G Rogers

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 938-120-001

Section: 16 Township: 8 South Range: 3 West

Approximate Gross Acreage: 23.26 acres gross

General location (nearby or cross streets): North of Via Vaquero, South of Sycamore Mesa Road, East of Sandia Creek Drive, West of Via Barranca

Thomas Brothers map, edition year, page number, and coordinates: 2007 ed. Page 978, Coord D-3

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone from R-A-20 to R-A-10

Related cases filed in conjunction with this request:

Tentative Parcel Map 35220 filed in conjunction with this request.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 35220 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Richard B. Rogers E-Mail: drogers1@roadrunner.com

Mailing Address: 4248 Citrus Drive
Fallbrook, Ca. 92028
Street City State ZIP

Daytime Phone No: (760) 728-5717 Fax No: (760) 723-5719

Engineer/Representative's Name: CJ Consulting E-Mail: after5@verizon.net

Mailing Address: 17837 Brightman Avenue
Lake Elsinore, Ca. 92530
Street City State ZIP

Daytime Phone No: (951) 678-5776 Fax No: (951) 678-5776

Property Owner's Name: Same as Applicant E-Mail: _____

Mailing Address: _____
Street City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

Schedule "H" parcel map to divide 23.26 acres into 2 parcels of minimum 10 acres in size.

Related cases filed in conjunction with this request:

Change of Zone from R-A-20 to R-A-10

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Conceptual total for both parcels- 5,034 c.y.

Estimated amount of fill = cubic yards Conceptual total for both parcels- 12,327 c.y.

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

Import to be adjusted at final design Export _____ Neither _____

What is the anticipated source/destination of the import/export?
Unknown at this time

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
Unknown at this time

How many anticipated truckloads? Unknown at this time truck loads.

What is the square footage of usable pad area? (area excluding all slopes) minimum 10,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Rep.- CJ Consulting  Date 1-29-08

Owner/Representative (2) _____ Date _____

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

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

CHANGE OF ZONE NO. 7625 and TENTATIVE PARCEL MAP NO. 35220 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Rogers – Engineer/Rep: CJ Consulting – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Via Vaquero, southerly of Sandia Creek, and westerly of Via Barranca – 23.26 gross acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** The change of zone proposes to change the site's current zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural- 10 Acre Minimum (R-A-10). Tentative Parcel Map No. 35220 is a Schedule "H" subdivision of 23.26 gross acres into two (2) parcels with a minimum parcel size of 10 gross acres. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
November 16, 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, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/8/2011.

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

APN (s) or case numbers Pm 35220 For

Company or Individual's Name Planning Department.

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

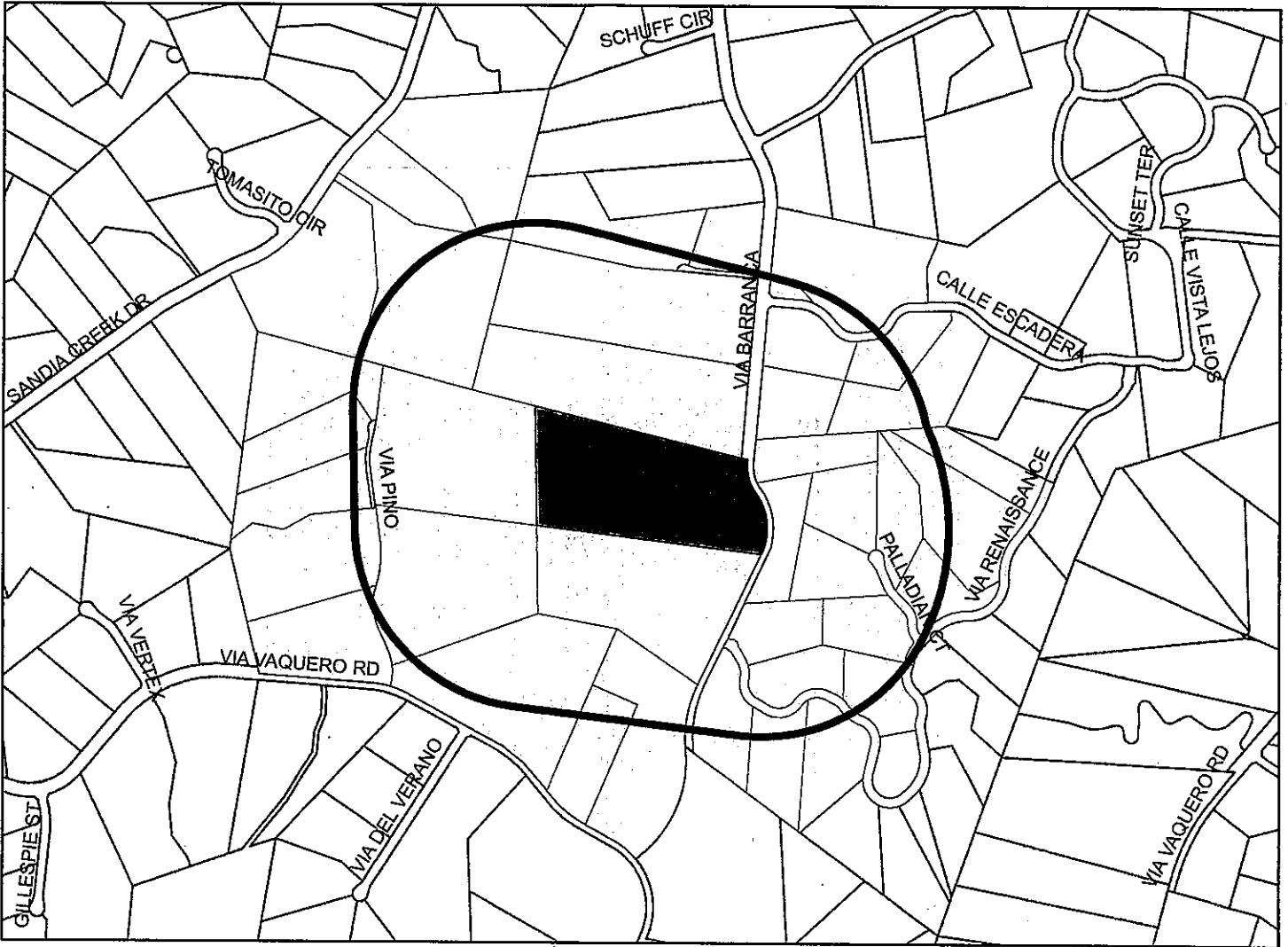
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

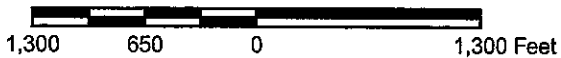
Handwritten signature and date:
✓ 9/8/11 *ogn*
APN 35220 = 3/8/2012

1200 feet buffer



Selected Parcels

938-040-005	938-330-014	939-110-013	939-140-008	939-110-029	939-150-012	939-140-020	938-110-003	939-140-009	939-110-015
938-330-013	938-040-006	939-140-013	939-140-018	938-050-002	939-110-018	939-150-011	938-120-004	938-120-005	938-040-007
938-040-008	939-140-019	939-150-017	939-150-013	939-150-014	938-120-001	938-110-002	938-330-015	938-330-017	939-140-010
938-110-012	938-110-013	938-050-003	939-140-011	939-140-012	939-150-010	938-120-002	939-140-014	939-140-015	939-110-027
938-050-004	938-050-006								



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: 938040006, APN: 938040006
BRADLEY BECKER, ETAL
1210 LA GRANADA DR
SAN MARCOS CA 92078

ASMT: 938110012, APN: 938110012
SO CHAN, ETAL
P O BOX 1418
TEMECULA CA 92593

ASMT: 938040008, APN: 938040008
RANCHO MACADO
C/O STEPHEN G MAHONEY
1320 AHLRICH AVE
ENCINITAS CA 92024

ASMT: 938110013, APN: 938110013
SO CHAN, ETAL
44765 VIA PINO
TEMECULA, CA. 92590

ASMT: 938050002, APN: 938050002
ONA WEXLER, ETAL
1240 TELLEM DR
PACIFIC PALISADES CA 90272

ASMT: 938120001, APN: 938120001
DONNA ROGERS, ETAL
4248 CITRUS DR
FALLBROOK CA 92028

ASMT: 938050003, APN: 938050003
SO CHENG, ETAL
P O BOX 1418
TEMECULA CA 92593

ASMT: 938120002, APN: 938120002
KRISHNA TEWARI, ETAL
16 UREY COURT
IRVINE CA 92715

ASMT: 938050006, APN: 938050006
WAI CHENG
C/O SO LING CHAN
P O BOX 1418
TEMECULA CA 92593

ASMT: 938120004, APN: 938120004
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 938110002, APN: 938110002
AILEEN HAMAMOTO, ETAL
44830 VIA PINO
TEMECULA, CA. 92590

ASMT: 938330013, APN: 938330013
SUSAN WILDGOOSE, ETAL
26855 CALLE ESCADERA
TEMECULA, CA. 92590

ASMT: 938110003, APN: 938110003
HAROLD SINCLAIR
36 COUNTY ROAD 101B
SANTA FE NM 87506

ASMT: 938330014, APN: 938330014
AFTERMARKET INSURANCE MARKETING INC
P O BOX 600
TEMECULA CA 92593



ASMT: 938330017, APN: 938330017
SHARON BENTLEY, ETAL
P O BOX 2444
TEMECULA CA 92593

ASMT: 939110013, APN: 939110013
DENISE GOGLANIAN, ETAL
27550 MORNING GLORY CIR
TEMECULA CA 92590

ASMT: 939110015, APN: 939110015
SUSAN MCRAE, ETAL
44770 VIA BARRANCA
TEMECULA, CA. 92590

ASMT: 939110018, APN: 939110018
LYNN FOLEY, ETAL
27125 CALLE ESCADERA
TEMECULA, CA. 92591

ASMT: 939110027, APN: 939110027
CAROL RANOA, ETAL
27015 N. CALLE ESCADERA
TEMECULA, CA. 92590

ASMT: 939110029, APN: 939110029
SYDNEE METH, ETAL
42300 VIA DEL MONTE
TEMECULA CA 92592

ASMT: 939140008, APN: 939140008
KATHY PARKER, ETAL
44915 PALLADIAN CT
TEMECULA CA 92590

ASMT: 939140009, APN: 939140009
JASON LEAF
219 N 2ND ST
MONTEBELLO CA 90640

ASMT: 939140010, APN: 939140010
KATHY PARKER, ETAL
P O BOX 2436
TEMECULA CA 92593

ASMT: 939140013, APN: 939140013
PC TRUST
30724 BENTON RD STE C302
WINCHESTER CA 92596

ASMT: 939140015, APN: 939140015
CYNTHIA MASSIE, ETAL
44945 VIA RENAISSANCE
TEMECULA, CA. 92590

ASMT: 939140018, APN: 939140018
PEBO ASSN
C/O ABBEY CO LIVING TRUST
44855 VIA RENAISSANCE
TEMECULA CA 92592

ASMT: 939140020, APN: 939140020
GEETHA KOMATIREDDY, ETAL
5 BREEZY HILL RD
POPLAR BLUFF MO 63901

ASMT: 939150010, APN: 939150010
SOUTHWEST RFT
C/O ABC SYSTEMS
1604 W ANAHEIM ST
HARBOR CITY CA 90710



ASMT: 939150011, APN: 939150011
RALPH PARKIN
75 WOODMEN CT
COLORADO SPRINGS CO 80919

ASMT: 939150012, APN: 939150012
GLORIA MYERS
6610 KAISER AVE
FONTANA CA 92336

ASMT: 939150014, APN: 939150014
RUDOLF LUSTI, ETAL
C/O R RAUBER
14130 BAHAMA COVE
DEL MAR CA 92014

ASMT: 939150017, APN: 939150017
RENAISSANCE ESTATES OWNERS ASSN
28751 RANCHO CALIF STE 207
TEMECULA CA 92590



Richard Rogers
4248 Citris Drive
Fallbrook CA 92028

CJ Consulting
17837 Brightman Avenue
Lake Elsinore CA.

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

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

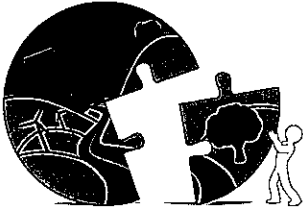
Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

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

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

De Luz CSD
Att: Rob Holmes
41606 Date Street, Suite 205
Murrieta, CA 92562

Pechanga
Att: Anna Hoover
PO BOX 2183
Temecula CA 92593



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7625 and Tentative Parcel Map No. 35220

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: December 23, 2010

Applicant/Project Sponsor: Richard Rogers Date Submitted: January 30, 2008

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

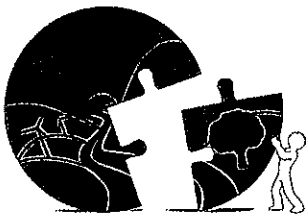
For additional information, please contact Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM35220\PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41729 ZCFG05077

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



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 No. 7625, Tentative Parcel Map No. 35220, Environmental Assesment No. 41729
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Richard Rogers
Project Applicant

4248 Citrus Drive Fallbrook CA 92028
Address

The project site is located in the Community of Santa Rosa in the Southwest Area Plan. More specifically, the site is located westerly of Via Baranca Road and northerly of Via Vaquero Road.
Project Location

Change of Zone No. 7625 proposes to change the current zoning classification from Residential Agriculture – 20 Acre Minimum (R-A-20) to Residential Agricultural – 10 Acre Minimum (R-A-10). Tentative Parcel Map No. 35220 is a Schedule "H" subdivision of 23.26 acres into two (2) residential parcels with a minimum parcel size of ten (10) acres.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A 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\PM35220\PC\NEW NOD Form.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1012917

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: ROGERS RICHARD \$33.75
paid by: CK 2116
CALIFORNIA FISH & GAME FOR PM35220 CZ07625
paid towards: CFG05077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 02, 2010 10:27
MGARDNER posting date Dec 02, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1011769

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: ROGERS RICHARD \$2,010.25
paid by: CK 8806
CALIFORNIA FISH & GAME FOR PM35220 CZ07625
paid towards: CFG05077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 27, 2010 15:14
MGARDNER posting date Oct 27, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0801018

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: ROGERS RICHARD \$64.00
paid by: CK 8555
CALIFORNIA FISH & GAME FOR PM35220 CZ07625
paid towards: CFG05077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 30, 2008 10:59
MBRASWEL posting date Jan 30, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * I1200254

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: ROGERS RICHARD \$57.50
paid by: VI 07009C
CALIFORNIA FISH & GAME FOR PM35220 CZ07625
paid towards: CFG05077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 01, 2012 16:33
JCMITCHE posting date Feb 01, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

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