

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

602B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 19, 2011

SUBJECT: CONDITIONAL USE PERMIT NO. 3606 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) **REQUEST:** The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot structure containing 7 columbaria, each containing 40 vaults, and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area, and Phase III will be used for expansion purposes under a future revised permit.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on December 1, 2010.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *CSL*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: March 1, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

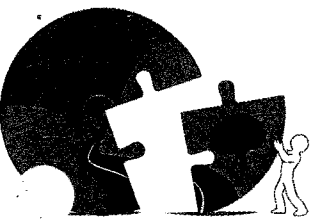
1.2

REVIEWED BY EXECUTIVE OFFICE
DATE *1/19/11*
Jennifer Sargent
Departmental Concurrence

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

The Honorable Board of Supervisors
Re: CONDITIONAL USE PERMIT NO. 3606
Page 2 of 2

APPROVAL of **CONDITIONAL USE PERMIT NO. 3606**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/5/11
Date

KD
Initial

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, 9th 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.

Temecula Public Cemetery - EA42044 and CUP03606

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

Temecula Public Cemetery
Project Applicant

41911 C St., Temecula, CA 92592
Address

The project site is located southerly of Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.
Project Location

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria and 58 parking spaces. Phases II and III will be used for expansion purposes.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,044.00 plus 4.00)
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, 9th Floor, Riverside, CA 92501.

Kinika Hesterly
Signature

Urban Regional Planner
Title

January 31, 2011
Date

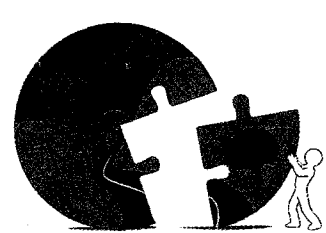
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\CUP03606\DH-PC-BOS Hearings\NOD Form.CUP03606.docx

Please charge deposit fee case#: ZEA42044 ZCFG05395.

MAR 01 2011 1.2

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

C. Lynn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Temecula Public Cemetery - EA42044 and CUP03606

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: September 14, 2009

Applicant/Project Sponsor: Temecula Public Cemetery Date Submitted: October 19, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: *Kinika Hesterly* Date: 12-01-10

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

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

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

Y:\Planning Case Files-Riverside office\CUP03606\DH-PC-BOS Hearings\Mitigated Negative Declaration.cup03606.docx

Please charge deposit fee case#: ZEA42044 ZCFG05395

MAR 01 2011 1.2

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0810044

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: TEMECULA PUBLIC CEMETERY \$64.00
paid by: CK 141750
CA FISH & GAME FEE FOR EA42044
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 17, 2008 13:40
MBRASWEL posting date Sep 17, 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

* REPRINTED * R0902867

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

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

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

Received from: TEMECULA PUBLIC CEMETERY \$1,993.00
paid by: CK 0501625311
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA42044
at parcel #:
appl type: CFG3

By _____ Mar 03, 2009 08:54
SBROSTRO posting date Mar 03, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1006991

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: TEMECULA PUBLIC CEMETERY \$17.25
paid by: CK 2050
CA FISH & GAME FEE FOR EA42044
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 23, 2010 12:40
SBROSTRO posting date Jun 23, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1013781

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

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

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

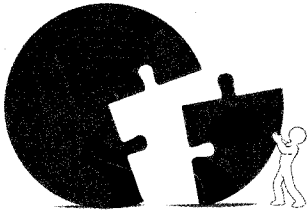
Received from: TEMECULA PUBLIC CEMETERY \$33.75
paid by: CK 2096
paid towards: CFG05395 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA42044
at parcel #:
appl type: CFG3

By _____ Dec 28, 2010 11:16
MGARDNER posting date Dec 28, 2010

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

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

Additional info at www.rctlma.org



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

602B

DATE: January 10, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 3606 – Intent to Adopt a Mitigated Negative Declaration
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by February 3, 2011 @ 10 a.m.
Please schedule on the March 1, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5395)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

MAR 01 2011 1.2

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.7: CONDITIONAL USE PERMIT NO. 3606** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20). (Quasi-judicial)

PROJECT DESCRIPTION

- II. The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (a special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit. APN: 924-360-002. (Continued from October 6, 2010).

III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rcctlma.org.

The following person(s) spoke in favor of the subject proposal:

Bill Green Applicant's Rep 40810 County Center Dr. Ste. 100 Temecula CA 92590 951-676-8042

Steve Struskman, The Applicant 29741 Camino Del Sol Temecula, CA 92552 951-676-5251

Nancy Hughes, 41911 C St. Temecula CA 92592 951-704-4644

Andrew Bell 951-816-0520

Cindi Beaudet 41911 C St. Temecula, CA 92592 951-541-8736

Michael Dugan 32605 Avenida Lestonnac Temecula CA 92592 951 676-8180

Stephen Tapley 951-440-5996

There were no speakers in a neutral position of the subject proposal.

The following person(s) spoke in opposition of the subject proposal.

Albert Salazar 36305 E. Benton Rd. Temecula CA 760-497-3771

Jaye Lucero 36945 Calle Arruza Temecula CA 92592 951 695-7546

Robin Sheldon 38790 Bella Vista Temecula CA 92592 951 693-5304

John Cooper 39099 Calle Jojoba Temecula CA 92592 949 244-2773

Juli Johnson

Charles Pitkin 36260 Travis Ct. Temecula CA 92592 951 972 6661

Tere Rice P.O.Box 1362 Temecula CA 92592 951 639 0093

R. Michael Lawson 36 Temecula CA 92592

Charles Newton 36965 Calle Arruza Temecula CA 92592 951 695 1333

Goldie Klein 38872 Bella Vista Rd. Temecula CA 92592 951 693 4158

CONTROVERSIAL ISSUES

NONE

VIII. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3606**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

IX. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 6, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

I. AGENDA ITEM 2.1: CONDITIONAL USE PERMIT NO. 3606 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temecula Public Cemetery – Engineer/Representative: RBF Consulting, Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road – 52.7 Gross Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20). (Quasi-judicial)

II. PROJECT DESCRIPTION

The conditional use permit proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (a special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit. APN: 924-360-002.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person(s), spoke in favor of the subject proposal:

Cindi Beaudet, The Applicant, 41911 C st. Temecula, CA 92592 951-541-8736

Andrew Bell, Interested Party, 45670 Honeysuckle Ct. Temecula, CA 92592 951-816-0520

Bill Green, Applicant's Rep., 40810 County Center Dr. #100 Temecula, CA 92591 951-676-8042

Scott Cooper, Applicant's Rep., 40810 County Center Dr. #100 Temecula, CA 92592 951-676-8042

Nancy Hughes, Interested Party, 31150 Santiago Dr. Temecula, CA 92592 951-704-4644

Michael Dugan, The Applicant, Temecula, CA 92592, 951-676-8180

The following person(s), spoke in opposition of the subject proposal.

Jaye Lucero, Neighbor, 36945 Calle Arruza Temecula, CA 92592 951 695-7546

Emma Spinelli, Neighbor, 36970 Calle Arruza Temecula, CA 92592 951 693-1106

Cheryl Meeks, Neighbor, 36727 Calle Bartizon Temecula CA 92592 951 693-3397

Christine Newton, Neighbor, 36965 Calle Arruza Temecula CA 92592 951 695-1333

Goldie Klein, Neighbor, 38872 Bella Vista Rd. Temecula, CA 92592 951 693-4158

Charles Pitkin, Neighbor, 36260 Travis Ct. Temecula CA 92592 951 972-6661

Robin Sheldon, Neighbor, 38790 Bella Vista Rd. Temecula CA 92592 951 693-5304

Juli Johnson, Neighbor (nothing further added)

No one spoke in neutral of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0; recommend to the Board of Supervisors;

CONTINUED TO DECEMBER 1, 2010

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: December 1, 2010
Continued From: October 6, 2010

Conditional Use Permit No. 3606
E.A. Number: 42044
Applicant: Temecula Public Cemetery
Engineer/Representative: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

At Planning Commission on December 1, 2010, the following conditions were added to the project by the Planning Commission:

- Six (6) foot chain-link fence shall be added to the perimeter of the project site.
- Five (5) gallon vines shall be planted at eight (8) feet on center to shield the fence and cemetery.
- Landscaping is required to be mature prior to the first burial.
- An entry statement shall be added at the project entry accessed by East Benton Road.
- Upright markers, or headstones, shall not be allowed at the cemetery.

Agenda Item No.: 4.7
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: December 1, 2010
Continued From: October 6, 2010

CONDITIONAL USE PERMIT NO. 3606
E.A. No.: 42044
Applicant: Temecula Public Cemetery
Engineer/Representative: RBF Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road for a secondary entrance and a paved maintenance area. Phase III will be used for expansion purposes under a future revised permit.

The project site is located southerly of Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.

FURTHER PLANNING CONSIDERATIONS:

October 6, 2010

The project was continued at Planning Commission due to complaints by several neighbors concerned about potential for noise, lights, traffic, property values and aesthetics. The Planning Commission requested the applicant to hold a community meeting to discuss the project details with neighbors. The on-site community meeting on November 6th was held by the Temecula Public Cemetery board of directors. (A frequently asked questions handout from the community meeting is in the exhibit section of the staff report package.)

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG) (10 Acre Minimum)
3. Existing Zoning (Ex. #2): Light Agriculture – 20 Acre Minimum (A-1-20)
4. Surrounding Zoning (Ex. #2): Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (CV) to the west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Orchards to the east and scattered rural residences to the north, west, and south.
7. Project Data: Total Acreage: 52.70
Total Square Footage: 6,490
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3606**, 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 Agriculture: Agriculture (AG) (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 Light Agriculture - 20 Acre Minimum (A-1-20) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Agriculture (AG) (10 Acre Minimum) in the Southwest Area Plan.
2. The proposed use, a public cemetery is allowed within the Agriculture (AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Agriculture (AG) (10 Acre Minimum).
4. The zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).
5. The Light Agriculture (A-1) zone does not specifically allow cemeteries, but allows for the Planning Director to determine that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. The A-1 zone permits the following public uses with plot plan approval: churches, libraries, and schools. The proposed cemetery is considered a public use and is substantially the same in character the uses permitted in the A-1 zone. Therefore, the project is consistent with the site's existing zoning.
6. The proposed cemetery is consistent with the development standards set forth in the Light Agriculture - 20 Acre Minimum (A-1-20) zone.
7. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

9. Environmental Assessment No. 42044 identified the following potentially significant impacts:
- a. Biological Resources
 - b. Cultural Resources
 - c. Recreation

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 the writing of the staff report, the following correspondence, in opposition and support of the project, has been received:
 - a. Approximately 430 individuals signed a petition in support of the proposed project (support petition included in the staff report package).
 - b. Approximately 130 individuals signed a petition in opposition to the proposed project (opposition petition included in the staff report package).
 - c. The letters in support and opposition of the project are included in the staff report package. The list of names was too lengthy to include in this section.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain;
 - c. An area drainage plan;
 - d. A dam inundation area; or,
 - e. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Citrus Vineyard Rural Policy Area; and,
 - d. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 924-360-002.
5. This project was filed with the Planning Department on September 17, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: 10/20/08, 12/18/08 and 5/13/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$33,956.38.

KH:kh

Y:\Planning Case Files-Riverside office\CUP03606\DH-PC-BOS Hearings\CUP03606 Staff Report.doc

Date Prepared: 12/30/08

Date Revised: 5/20/10

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03606
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 5/24/2010
Vicinity Map



Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
Edition 2009

Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

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

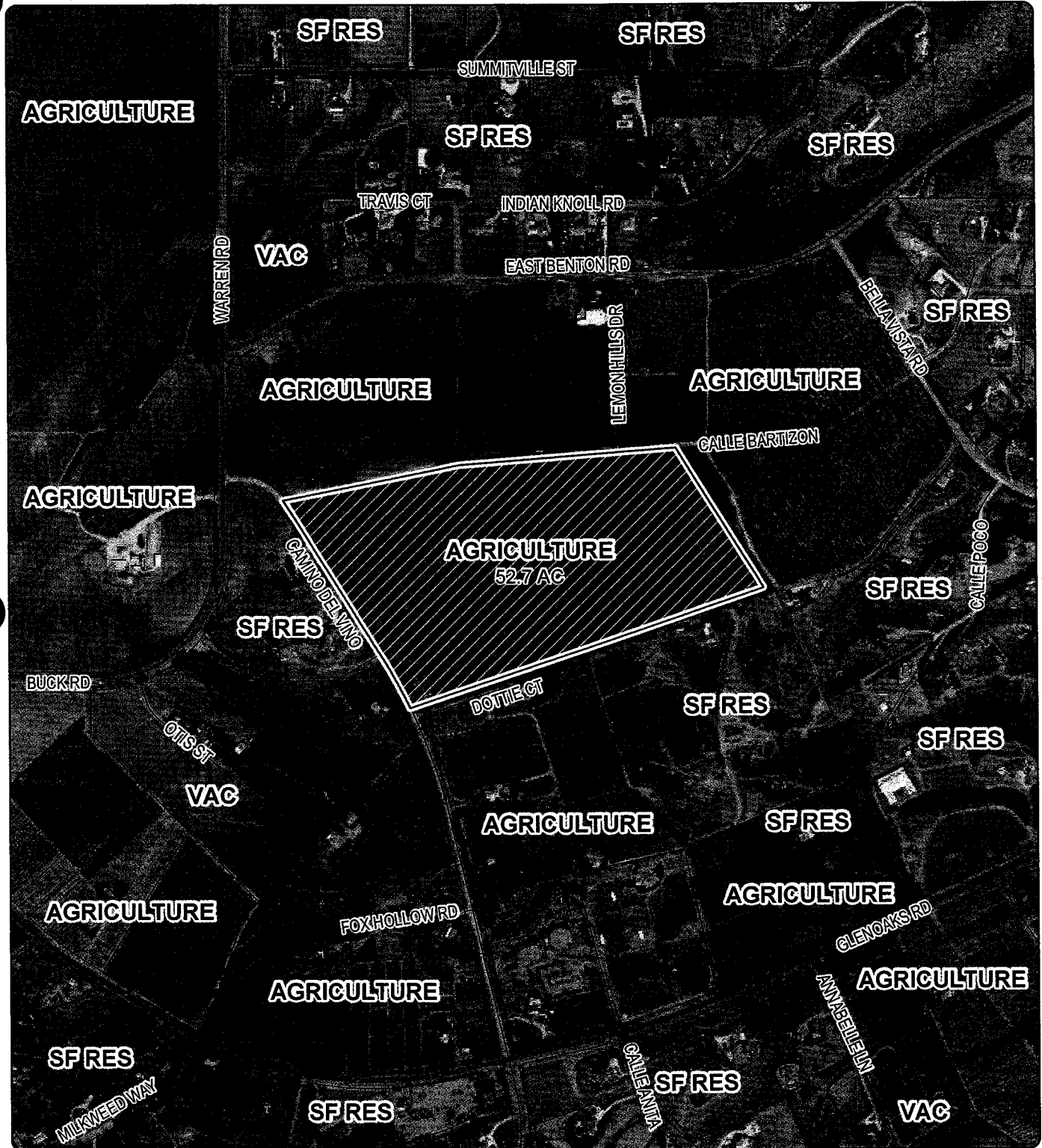
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03606

LAND USE

Supervisor Stone.
District 3

Date Drawn: 5/24/2010
Exhibit 1

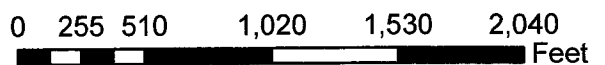


Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
Edition 2009



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

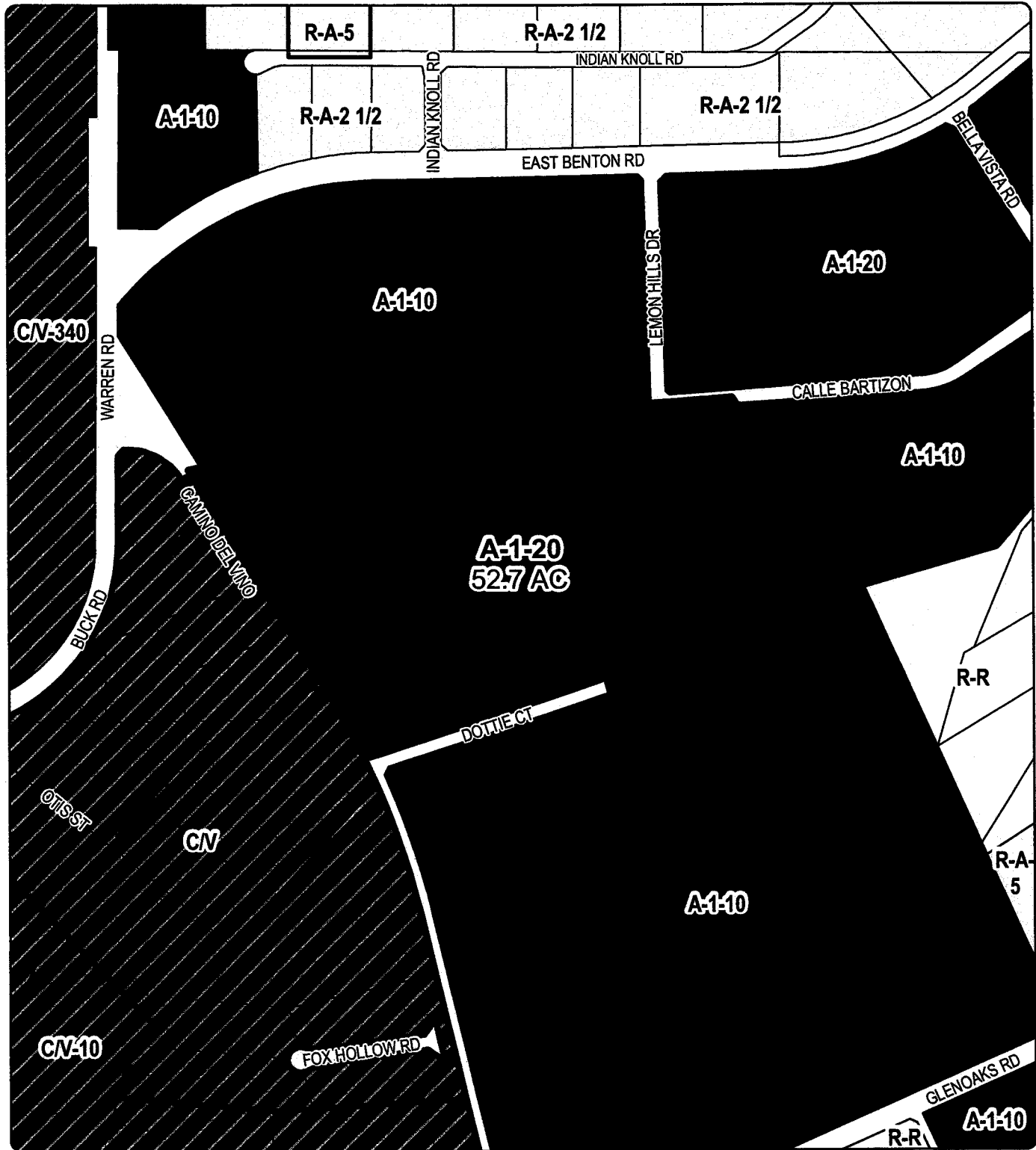
CUP03606

EXISTING ZONING

Supervisor Stone
District 3

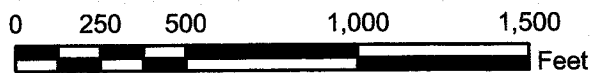
Date Drawn: 5/24/2010

Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
Edition 2009



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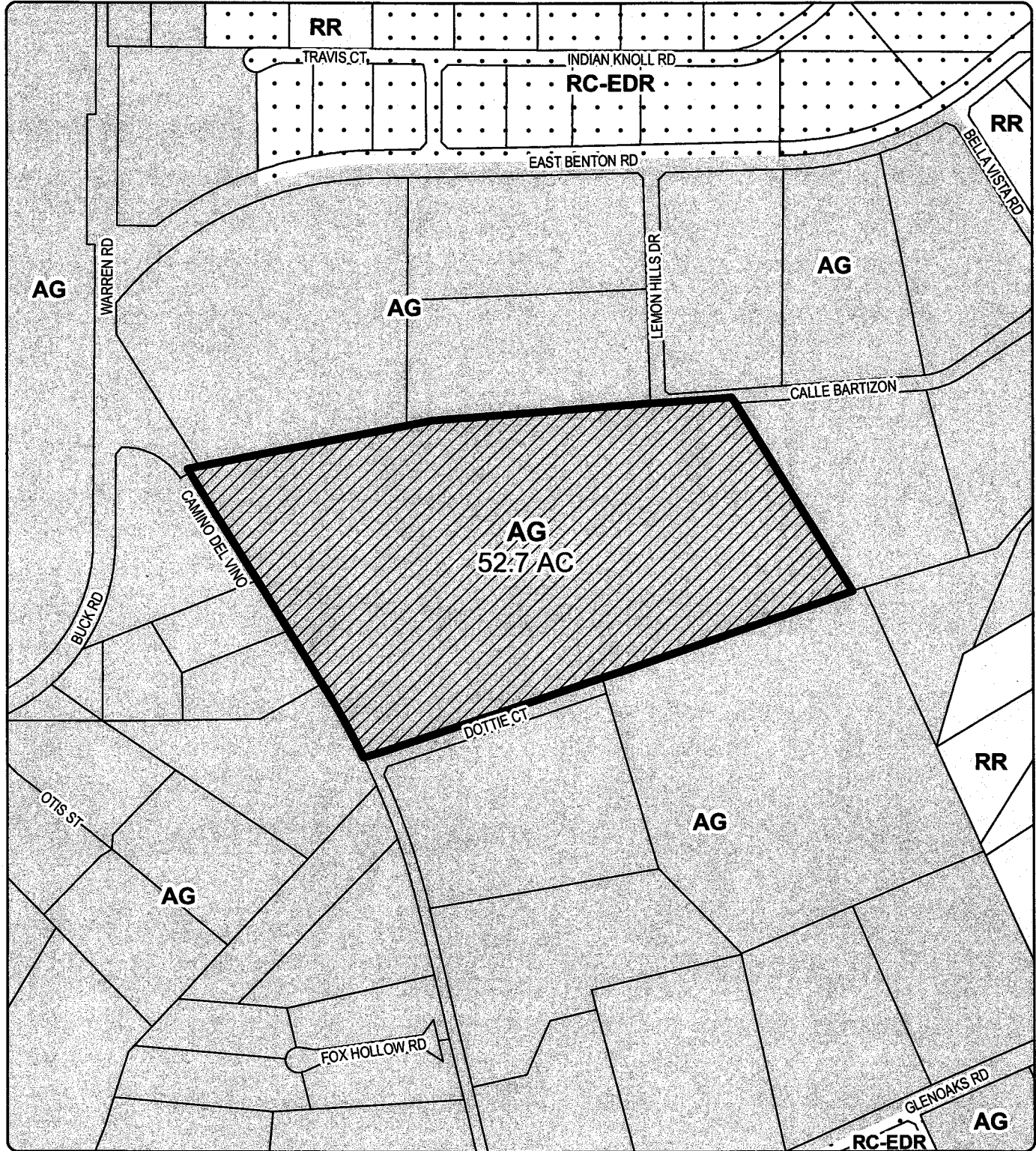
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03606

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 5/24/2010
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 18 & 19

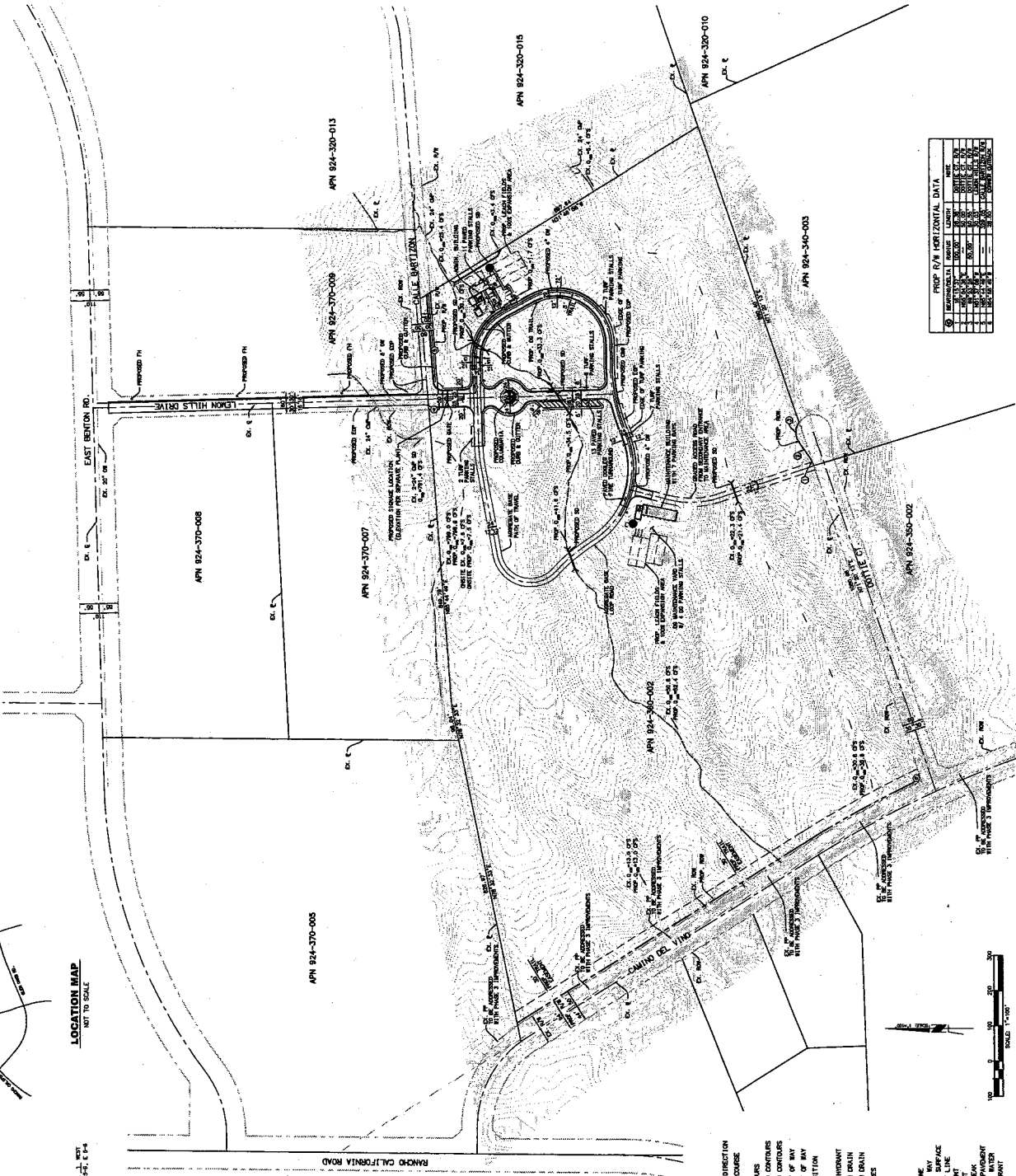
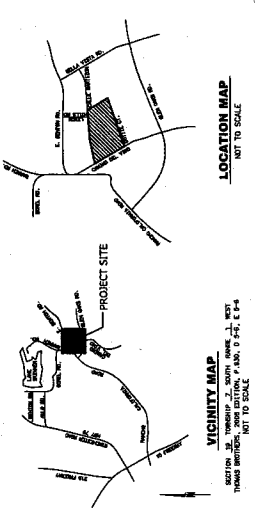
Assessors Bk. Pg. 924-36
Thomas Bros. Pg. 930 D5, D6, E5, E6
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C.U.P. NO. 03606

COUNTY OF RIVERSIDE, CA



PROP 8/1 HORIZONTAL DATA

STATION	ANGLE (DEG)	LENGTH (FEET)
1+00.00	90.00	100.00
1+10.00	270.00	100.00
1+20.00	90.00	100.00
1+30.00	270.00	100.00
1+40.00	90.00	100.00
1+50.00	270.00	100.00
1+60.00	90.00	100.00
1+70.00	270.00	100.00
1+80.00	90.00	100.00
1+90.00	270.00	100.00

LEGAL DESCRIPTION

A PORTION OF THE RAMON PARCEL AS SHOWN IN BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF SAID COUNTY RECORDS AND ALSO A PORTION OF PARCELS 824-370-008, 824-370-007, 824-370-013, 824-340-000, 824-340-003 AND 824-340-010 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN ACCORDANCE WITH THE GENERAL LAWS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL 824-340-010, AS SHOWN ON SAID MAP;

THENCE SOUTH 71°29'00" WEST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 824-340-010 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°41'42" WEST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 824-340-010 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°41'42" WEST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 824-370-013 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28°24'00" EAST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 824-370-013 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°41'42" WEST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 824-370-013 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

PROJECT DESCRIPTION

CONSTRUCTION OF THE TEMUCULA PUBLIC CEMETERY ON 56 ACRES OF LAND LOCATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON SAID MAP.

UTILITIES

WATER-WINDO CALIFORNIA WATER DISTRICT
ELECTRIC-SOUTHERN CALIFORNIA Edison
GAS-SOUTHERN CALIFORNIA GAS
CABLE-TIME WARNER

ASSESSOR'S PARCEL NUMBER

824-340-002

TOPOGRAPHY

AS PER THE TOPOGRAPHIC MAP OF THE COUNTY OF RIVERSIDE, CALIFORNIA, 1988, IN WHOLE OR IN PART, AS SHOWN ON SAID MAP.

DESCRIPTION OF SERVICES

PROPOSED PROJECT WILL PROVIDE APPROXIMATELY 20 ACRES OF LAND FOR THE DEVELOPMENT OF A CEMETERY. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF A MAINTENANCE BUILDING, AN OFFICE BUILDING, A BURIAL CHAMBER, AND A MONUMENTARY CEMETERY. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A ROAD AND UTILITY LINES.

NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL OR FACE OF CONCRETE CURB.
- CONTOUR SURVEY REPRESENTS FINISH SURFACE ELEVATIONS.
- TOTAL AREA OF SITE: 56.00 ACRES.
- EXISTING LAND USE: AGRICULTURE.
- SOCIAL DISTRICT: TEMUCULA VALLEY UNIFIED SCHOOL DISTRICT.
- THIS PROPERTY IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES.
- THIS EIR PLAN INCLUDES THE ENTIRE CONTAINMENT OF THE LAND USE.
- EXISTING ZONING: A-1.20 - LIGHT AGRICULTURE.
- THIS EIR PLAN SITE IS NOT SUBJECT TO SLURDGE, INUNDATION, OR FLOOD.
- THIS EIR PLAN SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
- THIS EIR PLAN SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
- ALL BUILDINGS PROPOSED BY THE PROJECT WILL BE CREATED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE AND CONSTRUCTION STANDARDS AND REQUIREMENTS FOR THE COUNTY OF RIVERSIDE.
- THIS PROPERTY IS NOT WITHIN THE COMMUNITY CENTER DISTRICT.
- THIS PROPERTY IS NOT WITHIN THE COMMUNITY CENTER DISTRICT.
- THIS PROPERTY IS NOT WITHIN THE COMMUNITY CENTER DISTRICT.

FLOOD ZONING

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA, THE AREA IS NOT SUBJECT TO FLOODING WHICH TO DAMAGE THE PROPERTY.

LAND USE/ZONING

PROPOSED LAND USE: AGRICULTURE
EXISTING LAND USE: AGRICULTURE
EXISTING ZONING: A-1.20 - LIGHT AGRICULTURE
SURROUNDING LAND USE: AGRICULTURE
ZONING: A-1.20 - LIGHT AGRICULTURE

DEVELOPMENT IMPACTS

PROPOSED PROJECT WILL PROVIDE APPROXIMATELY 20 ACRES OF LAND FOR THE DEVELOPMENT OF A CEMETERY. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF A MAINTENANCE BUILDING, AN OFFICE BUILDING, A BURIAL CHAMBER, AND A MONUMENTARY CEMETERY. THE PROJECT WILL ALSO INCLUDE THE CONSTRUCTION OF A ROAD AND UTILITY LINES.

ABBREVIATIONS

INW - INVERT
CON - CONCRETE
FIN - FINISH
HT - HEIGHT
IP - IRREGULAR POINT
LL - LOW POINT
OB - OBSCURE BREAK
P - POINT
PH - PROPERTY LINE
RH - RIGHT HAND

LEGEND

- BUILDING FLOOR DIRECTION
- DRAINAGE DIRECTION
- EXISTING INTERSECTIONS
- WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- CUT/FILL TRANSITION
- DAWNLIGHT LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- TRAFFIC ENCLOSURES

REVISIONS

NO.	DATE	BY	DESCRIPTION

SHEET INDEX

SHEET 1 OF 3 - TEMUCULA PUBLIC CEMETERY
SHEET 2 OF 3 - PRELIMINARY CONCEPT PLAN
SHEET 3 OF 3 - FINISHED PLAN FOR TEMUCULA PUBLIC CEMETERY

LANDSCAPING

SEE LANDSCAPING CONCEPT PLANS

REVISIONS

ACQUIRED
TEMUCULA PUBLIC CEMETERY
11100 VALLEJO ST., TEMUCULA, CA 92392
PHONE: (951) 541-0338

BDC
BANCROFT DESIGN GROUP
P.O. BOX 1000
RIVERSIDE, CA 92502

RBF
RIVERSIDE BUSINESS CONSULTING
11100 VALLEJO ST., TEMUCULA, CA 92392
PHONE: (951) 541-0338

OWNER: 1993 ARTHUR AEE CORP.
COUNTY OF RIVERSIDE, CA

C.U.P. NO. 3606
SITE PLAN FOR TEMUCULA PUBLIC CEMETERY

SHEET NO.: 1
3 SHEETS

C.U.P. NO. 03606

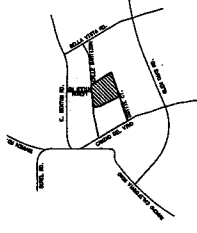
COUNTY OF RIVERSIDE, CA

- LEGEND**
- BUILDING
 - DRAINAGE FLOW DIRECTION
 - EXISTING CONTOURS
 - EXISTING CONTIGUES
 - MINOR PROPOSED CONTIGUES
 - MAJOR PROPOSED CONTIGUES
 - PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - CUT/FILL TRANSITION
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
 - WATER QUALITY TREATMENT BMP LOCATION
 - TRASH ENCLOSURES

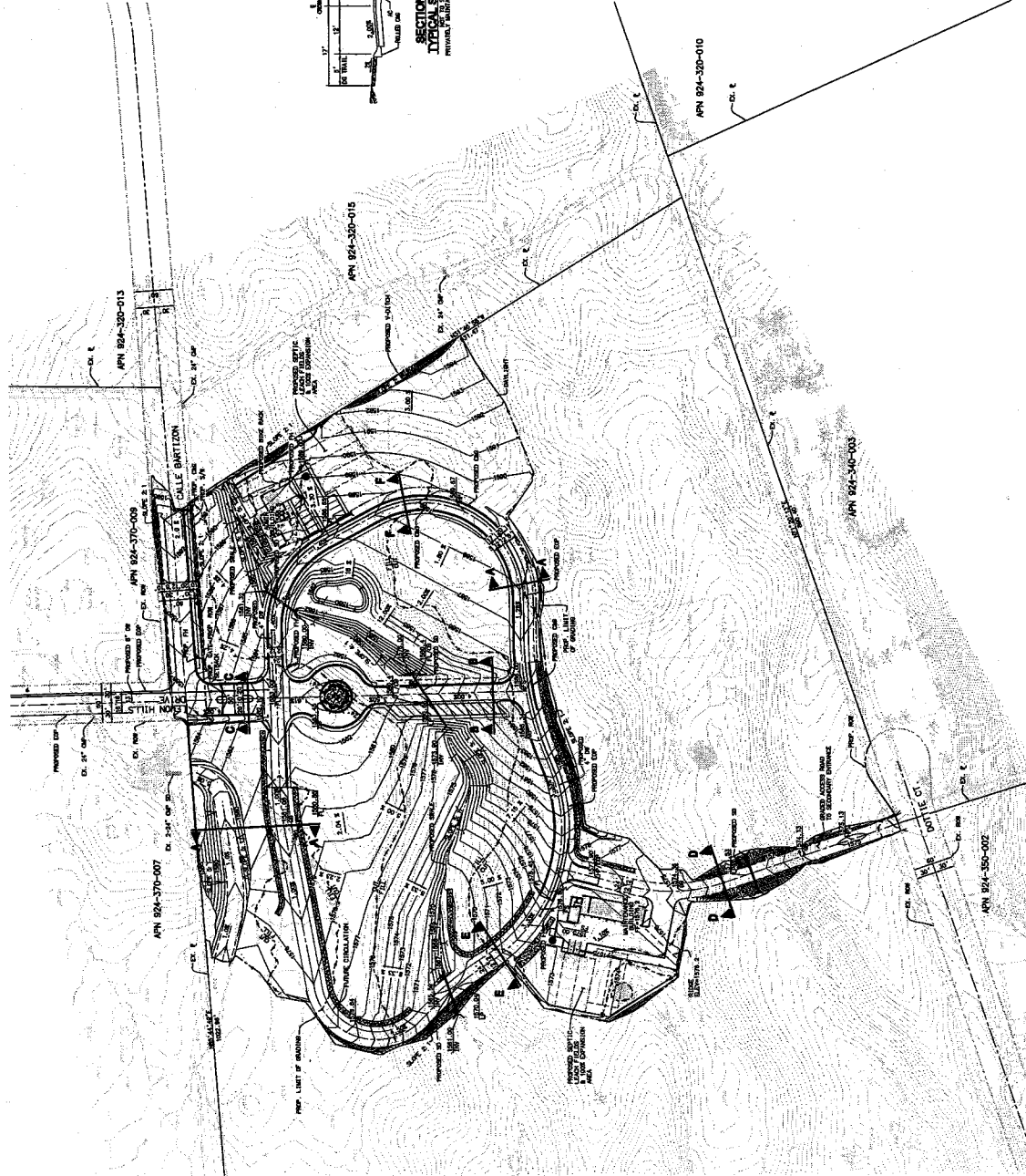
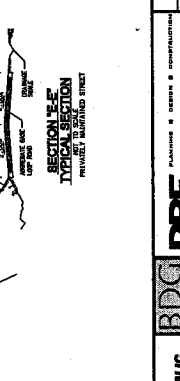
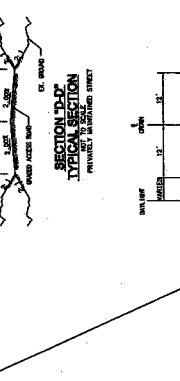
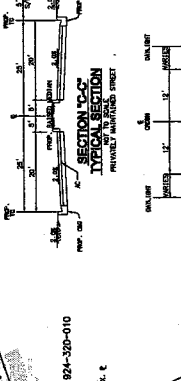
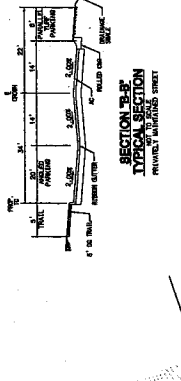
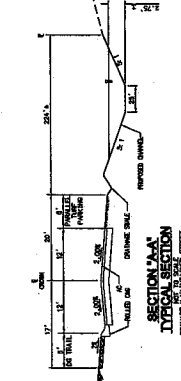
- ABBREVIATIONS**
- HW - HIGHWAY
 - RD - ROAD
 - FS - FINISHED SURFACE
 - LP - LOW POINT
 - ED - EDGE OF PAVEMENT
 - DN - DRAINAGE
 - FL - FLOOD LINE
 - CM - CURB AND GUTTER
 - SW - SIDEWALK
 - INVT - INVERT
 - RT - RIGHT OF WAY
 - FS - FINISHED SURFACE
 - HP - HIGH POINT
 - LP - LOW POINT
 - ED - EDGE OF PAVEMENT
 - DN - DRAINAGE
 - FL - FLOOD LINE
 - CM - CURB AND GUTTER
 - SW - SIDEWALK

EARTHWORKS
 CUT = 33.854 CY
 FILL = 33.854 CY
 NET = 0 CY OUT

NOTE
 ANY GRADED TYPICAL SECTION WITHIN PROJECT BOUNDARY LIMITS SHALL BE CONSIDERED AS A WATER QUALITY TREATMENT BMP. THIS LAND IS NOT TO BE UTILIZED AS A WATER QUALITY TREATMENT BMP. PLEASE REFER TO THE LANDSCAPING PLAN AND WATER QUALITY MANAGEMENT PLAN FOR LOCATION OF THESE LAND USES.



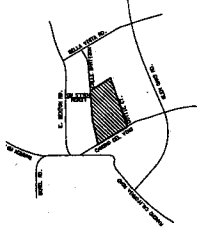
KEY MAP
NOT TO SCALE



APPLICANT: TAMUCULA PUBLIC CEMETERY 4101 C STREET RIVERSIDE, CA 92503 PHONE: (951) 511-8726		DESIGNED BY: J.S.		DRAWN BY: J.S.		CHECKED BY: J.S.		DATE: 11/11/11	
APPROVED BY: J.S.		DATE: 11/11/11		SCALE: AS SHOWN		PROJECT NO.: 03606		SHEET NO.: 2	
REVISIONS		DATE		BY		REASON		NO. OF SHEETS 3	
PROJECT INFORMATION: C.U.P. NO. 03606 PHASE 1 CONCEPTUAL GRADING PLAN OWNER: 1983 ARTLAR AVE CORP. COUNTY OF RIVERSIDE, CA									
DESIGNER: RBF CONSULTANTS 1983 ARTLAR AVE RIVERSIDE, CA 92503 PHONE: (951) 511-8726									
APPROVED BY: J.S.									

C.U.P. NO. 03606

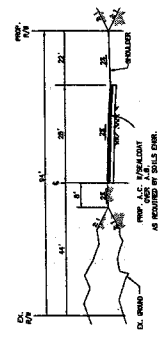
COUNTY OF RIVERSIDE, CA



VICINITY MAP
SHEET NO. 1 OF 3
DATE: 7/20/00
DRAWN BY: J.E.H. / C.E.H.

PHASING NOTES

1. IMPROVEMENTS SHALL BE PHASED AS SHOWN ON SHEET 2 OF THIS SET. THESE IMPROVEMENTS INCLUDE THE OPTIC IMPROVEMENTS CONDITIONED ALONG LEVINE HILLS ROAD AND SHALL ACCOMMODATE THE FUTURE GROWTH OF THE COUNTY. THESE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO:
 - 40' WIDE SIDEWALK ALONG LEVINE HILLS ROAD WITH NECESSARY DRAINAGE AND SLOPE IMPROVEMENTS.
 - 40' WIDE SIDEWALK ALONG LEVINE HILLS ROAD WITH NECESSARY DRAINAGE AND SLOPE IMPROVEMENTS.
 - 40' WIDE SIDEWALK ALONG LEVINE HILLS ROAD WITH NECESSARY DRAINAGE AND SLOPE IMPROVEMENTS.
2. IMPROVEMENTS SHALL BE PHASED AS SHOWN ON SHEET 2 OF THIS SET. THESE IMPROVEMENTS INCLUDE THE OPTIC IMPROVEMENTS CONDITIONED ALONG LEVINE HILLS ROAD AND SHALL ACCOMMODATE THE FUTURE GROWTH OF THE COUNTY. THESE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO:
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3. IMPROVEMENTS SHALL BE PHASED AS SHOWN ON SHEET 2 OF THIS SET. THESE IMPROVEMENTS INCLUDE THE OPTIC IMPROVEMENTS CONDITIONED ALONG LEVINE HILLS ROAD AND SHALL ACCOMMODATE THE FUTURE GROWTH OF THE COUNTY. THESE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO:
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 - 40' WIDE SIDEWALK ALONG LEVINE HILLS ROAD WITH NECESSARY DRAINAGE AND SLOPE IMPROVEMENTS.



LEGEND

- BUILDING
- RAILING FLOW DIRECTION
- BALL
- EXISTING CONTOURS
- MINOR PROPOSED CONTOURS
- MAJOR PROPOSED CONTOURS
- PROPOSED FISH OF WAY
- PROPOSED FISH OF WAY
- CENTERLINE
- DAYLIGHT LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

ABBREVIATIONS

- HW — HIGHWAY
- RD — ROAD
- FS — FINISHED SURFACE
- UP — UP
- LP — LOW POINT
- EDP — EDGE OF DRIVEWAY
- DW — DRIVEWAY
- PH — FIRE HYDRANT



APPLICANT TEMECULA PUBLIC CEMETERY 1400 COUNTY CENTER DRIVE TEMECULA, CA 92592 PHONE (951) 341-2126		APPLICANT'S REPRESENTATIVE RBF CONSULTING 1400 COUNTY CENTER DRIVE TEMECULA, CA 92592 PHONE (951) 341-2126	
PROJECT NO. 03606		C.U.P. NO. 03606	
SHEET NO. 3		PHASING PLAN FOR TEMECULA PUBLIC CEMETERY COUNTY OF RIVERSIDE, CA	
DATE 7/20/00		SCALE 1" = 100'	
DESIGNED BY J.E.H. / C.E.H.		CHECKED BY J.E.H. / C.E.H.	
DRAWN BY J.E.H. / C.E.H.		DATE 7/20/00	
PROJECT NO. 03606		REVISIONS	

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42044
Project Case Type and Number: Conditional Use Permit No. 3606
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Urban Regional Planner
Telephone Number: (951) 955-1888
Applicant's Name: Temecula Public Cemetery
Applicant's Address: 41911 C Street, Temecula, CA 92592
Engineer's Name: RBF Consulting
Engineer's Address: 40810 County Center Drive, Suite 100, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3606 proposes a public cemetery in three phases. Phase I consists of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria (special vault with recesses in the walls to receive the ashes of the dead) and 58 parking spaces. Phase II consists of a graded access road from the secondary entrance and a paved maintenance area and phase III will be used for expansion purposes under a future revised permit.

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

C. Total Project Area: 52.7 Acres

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

D. Assessor's Parcel No: 924-360-002

E. Street References: The project site is located southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 1 West, Sections 18 and 19

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. Topography over the project site is gently rolling, with elevations ranging from approximately 1,548 to 1,596 feet above mean sea level (msl). A blueline stream occurs on the project site. Vegetation includes ornamental plants along the western edge of the project site and a patch on the northern edge and disturbed vegetation over the remaining majority of the site. The land had been planted as a citrus orchard. Surrounding land uses include orchards to the east and scattered rural residences to the north, west, and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. **Foundation Component(s):** Agriculture

D. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

F. **Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

G. **Adjacent and Surrounding Area Plan, Foundation Component, Land Use Designation, and Overlay(s) and Policy Area, if any:** Southwest Area Plan, Agriculture Foundation Component, Agriculture (AG) (10 Acre Minimum) Land Use Designation and Citrus Vineyard Rural Policy Area

H. **Adopted Specific Plan Information**

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

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

I. Existing Zoning: Light Agriculture – 20 Acre Minimum (A-1-20)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

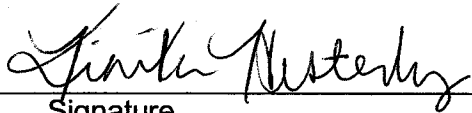
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

12-01-10

Date

Kinika Hesterly, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located southerly of East Benton Road, easterly of Camino Del Vino, and westerly of Bella Vista Road. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, or views open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered vineyards and wine tasting/production facilities, orchards, and private residences. The proposed cemetery will include the construction of three buildings totaling 6,490 square feet with a grand archway located at the entrance along with a split rail fence that will bound the entire site. The split rail fence will blend in with the aesthetics of the surrounding properties. The proposed project would be consistent with the area and would not create an aesthetically offensive project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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) According to the RCIP, the project site is located 16.37 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.32) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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-b) The proposed project would result in a new source of light from the addition of building lighting and security lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will convert local and state farmland into a non-agricultural cemetery use, however, the project is conditioned to complete the Agricultural Diminishment application prior to grading permit issuance. Once diminished the project area will not be subject to the Agricultural Preserve. The impact of this project is considered less than significant with mitigation.

c-d) The project will cause development of non-agricultural uses within 300 feet of the agriculturally zoned property, however, the impact of a cemetery to agricultural uses is negligible. No other changes are anticipated that could result in the conversion of Farmland to non-agricultural use. The impact is considered less than significant.

Mitigation: Prior to grading permit issuance, the Board of Supervisors shall diminish portions of the subject property from the Rancho California Agricultural Preserve No. 29 (COA. PLANNING.21 and COA 60.PLANNING.22).

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

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project will not be in conflict with forest land, nor result in the loss of or change to forest land. The site will also not involve other changes in the existing environment that could result in conversion of forest land to a non-forest use. Forest resources will not be impacted by this project.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

**Potentially
Significant
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with
Mitigation
Incorporated**

**Less Than
Significant
Impact**

**No
Impact**

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

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

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a cemetery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A cemetery is not considered a substantial point source emitter or a sensitive receptor. Therefore, the impact is considered less than significant.

f) The project 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

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

Source: GIS database, WRCMSHCP, PDB5510 – Habitat Assessment for Temecula Public Cemetery, prepared by BonTerra Consulting, dated December 4, 2008.

Findings of Fact:

a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. To comply with the MSHCP, a Habitat Assessment was completed. No sensitive species were observed during the survey conducted for the habitat assessment. The project will not conflict with the provisions of the MSHCP.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

b) The project site has been cleared and, according to the Habitat Assessment, no native or special-status habitats were recorded on the project site due to its recent clearing and previous use as an orchard.

c) According to the Habitat Assessment prepared by BonTerra in December 2008, no special-status species are expected on-site due to lack of suitable habitat. However, burrowing owls have been spotted within a mile of the project site. As a result, a pre-construction burrowing owl survey is required to ensure burrowing owls are not present onsite.

d) The project site does not contain habitats or other natural features that would contribute to the use of the site as a wildlife corridor.

e-f) According to the Habitat Assessment, a blue-line stream occurs onsite; however, no evidence of bed, bank, or stream was observed. RBF Consulting conducted a jurisdictional delineation of the project site on August 19, 2008 and determined that, based on the current site conditions and lack of evidence of jurisdictional waters on the project site, no U.S. Army Corp of Engineers (USACE) or California Department of Fish and Game (CDFG) permits would be required prior to construction activities.

No habitat for riparian-associated sensitive biological resources was present during the survey. Based on the Habitat Assessment, the subject site does not support habitat suitable for riparian/riverine/vernal pools or species associated with these habitat types due to extensive disturbances from past use as an orchard, lack of structural diversity, and absence of any significant riparian vegetation.

g) The project is not subject to any local policies or ordinances protecting biological resources other than those outlined in the MSHCP. The project is consistent with the MSHCP, as discussed above.

Mitigation: Prior to the issuance of a grading permit, a preconstruction burrowing owl survey shall be conducted. (COA 60.EPD.1)

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

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project does not have existing structures or buildings on site. The project will not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource. The impact will be 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
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"/>
c) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Cultural Resources Report: PD-A-4542

Findings of Fact:

a-c) The project is located in an area identified by the Pechanga Tribe as being high in cultural sensitivity. Native American monitoring is conditioned for all earthmoving activities on each phase of development. Both the archaeological and tribal monitor shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains. Installing vaults to depths below mass/rough grading shall also be monitored for cultural resources by an archaeological and tribal monitor (COA 60.Planning.24 and 60.Planning.26). A final archaeological monitoring report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.35. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on an archaeological site and human remains located outside of formal cemeteries. In the event that inadvertent discoveries and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.45 and 10.Planning.46. The impact is anticipated to be less than significant with mitigation (COAs 60.Planning.24 and 60.Planning.26, 90.Planning.35, 10.Planning.45 and 10.Planning.46).

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and Riverside County archaeologist for monitoring services during grading (COA 60.Planning.24 and COA 60.Planning.26). An archaeological monitoring report shall be submitted to the County of Riverside

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Planning Department and Pechanga Tribe prior to final inspection (COA 90.Planning.35). If human remains are identified appropriate parties shall be notified as identified in COA 10.Planning.45 and 10.Planning.46 and applicable state law and the provisions of California Public Resources Code § 5097.98 shall apply.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

10. Paleontological Resources

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

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

Findings of Fact:

a) The project is located in an area of paleontological sensitivity. With paleontological monitoring during grading, the project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The impact will be less than significant with mitigation (COA 60.Planning.23).

Mitigation: Prior to the issuance of a grading permit, a Paleontological report shall be submitted to the County Geologist. The report shall contain proof of hiring a qualified paleontologist (COA 60.Planning.23).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

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 the RCIP, the proposed project lies outside of any Alquist-Priolo Special Studies Zone or County fault hazard, therefore, the potential for structural damage due to direct fault rupture is considered unlikely. The principal seismic hazard that could affect the site is ground

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County GIS, County Geologist

Findings of Fact:

a) According to Riverside County GIS, the project is located in an area where no potential for liquefaction exists. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) 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), GIS, County Geologist

Findings of Fact:

a) The proposed project lies outside of County fault hazard, therefore, the potential for structural damage due to direct fault rupture is considered unlikely. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14.Landslide Risk

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

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

Findings of Fact:

a) The proposed buildings will be constructed to current California Building Code (CBC) standards to reduce any major structural damage. Therefore, impacts are expected to be less than significant.

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: Riverside County GIS

Findings of Fact:

a) According to GIS, the project site is not located within an area susceptible to ground subsidence. There will be no impact.

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) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Lake Skinner is located approximately 1.3

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

miles northwest of the project site; however, the project site is located at a higher elevation than Lake Skinner. Therefore, the project will not be subject to seiche. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17.Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) The project site has a rolling topography with elevations ranging from approximately 1,550 to 1,600 feet above mean sea level (msl). The elevation of the project site will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Grading will not impact a subsurface sewage disposal system. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18.Soils

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

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?

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?

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

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Findings of Fact:

a) Because one of the major effects of loss of topsoil is sedimentation in receiving waters, erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of stormwater runoff through the application of a number of BMPs. These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, must describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff during construction.

In addition, all construction activities would be required to comply with Chapter 33 of the Uniform Building Code (UBC) or California Building Code (CBC), which regulates excavation activities and the construction of foundations and retaining walls, and Appendix Chapter 33 of the UBC, which regulates grading activities, including drainage and erosion control. Compliance with the NPDES permit process and the UBC and/or CBC requirements would minimize effects from erosion. The County's monitoring and enforcing the requirements of the NPDES permit and the Building Code, as described previously, would ensure the control of potential erosion.

Because the NPDES permit requirements of the RWQCB and the UBC and/or CBC must be satisfied prior to project construction, the potential hazards posed by substantial soil erosion or the loss of topsoil would be regulated and reduced to a less-than-significant level.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project soil is adequate to support waste disposal systems. 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: U.S.D.A. Soil Conservation Service Soil Surveys, Flood Control District review, Project Materials

Findings of Fact:

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

a) Implementation of the proposed project will involve some grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project
21. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a) Analysis by RBF Consulting (August 2010) indicates the project's annual GHG emissions will be 130.93 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for commercial projects established by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. The impact is considered less than significant.

b) As an extension of the anticipated existing development patterns, the proposed cemetery will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is consistent with the Riverside County General Plan's land use designation of Agriculture (AG) (10 Acre Minimum) for the site. The proposed project will reduce GHG emissions by 32 percent with implementation of project design features such as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards and efficient lighting.

As a result of implementation of, and compliance with, the above design features, the project will further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and AB 32. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS	Would the project			
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or	<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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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

a-b) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through a foreseeable upset involving the release of hazardous materials into the environment. Standard conditions have been issued by the Environmental Health Department and Fire Department (COA 10.FIRE.1 and COA 90.E.Health.1). These are standard conditions and are not considered unique for CEQA purposes. The project will have a less than significant impact.

c-e) The project will not impair or interfere with an emergency plan, emit hazardous materials or substances within one-quarter mile of an existing or proposed school, or be located on a site included on a list of hazardous materials sites. There will be 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project is not located in a hazardous fire area. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The topography of the area consists of well-defined ridges and natural watercourses that traverse the project site. The watercourse appears to run from a northeast to southwest through the center of the site. The watercourse enters the site along the northern portion of the site and has a 100-year flow rate of 791.4 cubic feet per second. A minor amount of grading is proposed within this watercourse; the proposed overall site's grading creates a minor diversion totaling 0.5 acres. The proposed grading will not impact downstream owners or public property.

A change in the hydrologic regime of the project site would be considered a hydrologic condition of concern if the change would have a significant impact on downstream erosion compared to the predevelopment condition or have significant impacts on stream habitat, alone or as part of a cumulative impact from development in the watershed. The proposed project will not result in a change to the hydrologic regime as the project's runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the pre-development condition. The proposed project will not significantly increase the runoff flow rate, volume, or velocity that in turn would result in flooding on- or off-site.

The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into vegetated swales and Porous Landscape Detention (PLD) to treat project runoff and maintain the existing flow rates. Through compliance with these standard regulatory requirements, potential impacts to surface runoff from the proposed project are considered to be less than significant.

e-f) The project is not located in a 100-year flood hazard area. There will be no impact.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

g-h) With implementation of the WQMP, the potential water quality impacts of the project will be reduced to a less than significant level. No other potential for degradation of water quality has been identified. Also, the implementation of the vegetated swales, Porous Landscape Detention (PLD) and enhanced grassy swale designs will address project pollutants and will not result in significant environmental effects. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

b) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the project site. The watercourse appears to run from a northeast to southwest through the center of the site. The watercourse enters the site along the northern portion of the site and has a 100-year flow rate of 791.4 cubic feet per second. A minor amount of grading is proposed within this watercourse; the proposed overall site's grading creates a minor diversion totaling 0.5 acres. The proposed grading will not impact downstream owners or public property.

A change in the hydrologic regime of the project site would be considered a hydrologic condition of concern if the change would have a significant impact on downstream erosion compared to the predevelopment condition or have significant impacts on stream habitat, alone or as part of a cumulative impact from development in the watershed. The proposed project will not result in a change to the hydrologic regime as the project's runoff flow rate, volume, velocity, and duration for

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

the post-development condition do not exceed the pre-development condition. The proposed project will not significantly increase the runoff flow rate, volume, or velocity that in turn would result in flooding on- or off-site.

b) The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. Project runoff will flow into vegetated swales and Porous Landscape Detention (PLD) to treat project runoff and maintain the existing flow rates. Through compliance with these standard regulatory requirements, potential impacts to surface runoff from the proposed project are considered to be less than significant.

c) According to the RCIP, the project site is not located within an area subject to dam inundation. Therefore, the proposed project will not expose people or structures to loss, injury, or death as a result of flooding from levee or dam failure.

d)The closest water body is Lake Skinner, located approximately 1.3 miles northwest of the project site. The project proposes a minor alteration of the existing watercourse, but will not significantly increase surface runoff because the project will be designed to match the existing conditions.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a)Result in a substantial alteration of the present or planned land use of an area?

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 52.70-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Light Agriculture - 20 Acre Minimum (A-1-20). Although the planned land use is agricultural, the project will not substantially alter the area due to there being limited construction on the parcel. The impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is zoned Light Agriculture – 20 Acre Minimum (A-1-20), which does not specifically allow cemeteries, but allows for the Planning Director to determine that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. The A-1 zone permits the following public uses with plot plan approval: churches, libraries, and schools. The proposed cemetery is considered a public use and is substantially the same in character the uses permitted in the A-1 zone. Therefore, the project is consistent with the site's existing zoning. The impact is considered less than significant.

b) The project site is surrounded by propertied zone Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Citrus Vineyard (C/V) to the west. The properties to the north, east, and south are similarly zoned with the proposed project's zoning classification. Although the proposed use is not specifically permitted in the A-1 zone, the proposed cemetery is the same in character with the uses permitted in the A-1 zone. Therefore, the proposed project is compatible with the existing zoning to the north, east, and south. The C/V zoning to the west allows primarily wineries with vineyards and incidental commercial uses and is known as Riverside County's "wine country". Although the proposed use is not similar in character to the uses permitted in the C/V zone, the proposed cemetery proposes mediterranean landscaping and architecture to blend in with the style of Riverside County's "wine country." Therefore, the proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) Surrounding land uses include orchards to the east and scattered rural residences to the north, west, and south. The impact is considered less than significant.

d) The project site is located on a 52.70-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. 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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e) The site will not disrupt the physical arrangement of an established community. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

30. Definitions for Noise Acceptability Ratings

a) 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

31. 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 [X] 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 [X] A [] B [] C [] D []

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. There will be no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA [X] A [] B [] C [] D []

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

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Findings of Fact: The project site is not located adjacent to a rail road. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

Findings of Fact:

a) The project proposes a cemetery with an administration building and a maintenance building. Typical noise sources during the operation of the cemetery will come from visitors, gardening equipment, and small excavation equipment; noise emanating from these sources will be infrequent. Therefore, the proposed cemetery will not create a substantial increase in ambient noise levels.

b) During its construction phase, the proposed project may have temporary or periodic increases in ambient noise levels.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db Lmax. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. 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,	<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

either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The project site currently vacant; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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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38. 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 proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Monitoring: No monitoring measures are required.

41. Health Services

Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. 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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-b) The proposed cemetery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. However, the proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

	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

43. Recreational Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact:

Prior to issuance of grading permits, the applicant shall offer dedication of the Regional Trail easement. With incorporation of the recommended mitigation measure, the project will have a less than significant impact.

Mitigation: The applicant shall offer the dedication of the regional trail easement. (COA 60.Parks.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process and the Riverside County Regional Park and Open-Space District.

TRANSPORTATION/TRAFFIC Would the project

44. 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

<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
construction?				
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements.

a-b) The project will not individually exceed a level of service standard established by the county congestion management agency for designated roads or highways. If the capacity of the Regional System is not enlarged, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service throughout Western Riverside County by 2030. This project shall comply with County Ordinance No. 824 to mitigate the potential effects to the Regional System. (COA 90.TRANS.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impact is considered less than significant.

c) The project will not impact air traffic patterns. There will be no impact.

d) Project implementation would not alter waterborne, rail, or air traffic. There will be no impact.

e) The project will not substantially increase hazards due to a design feature or incompatible uses. The impact will be less than significant.

f) The proposed project involves the development of vacant land to a cemetery. The project will include a circulation system for the new interior roads that proposed to be constructed as part of the project within the project site. Roads will be designed to satisfy County standards and therefore will not have design feature hazards. The impacts are considered less than significant.

g) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

h) Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. There will be a less than significant impact.

i) Currently, the Riverside Transit Authority (RTA) does not operate a bus route within close proximity to the project area. The proposed project would not conflict with any adopted policies supporting alternative transportation. There will be no impact.

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.

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

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) In a letter dated October 27, 2008, the Rancho California Water Quality District (RCWD) stated that water service to the project site exists, but is presently inactive under 'Vacant Long-Term' status. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's	<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

projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project includes the installation of a septic system, however, this installation will not cause significant environmental effects as it is required to be installed per the Environmental Health Department's standard conditions of approval. These are not considered unique mitigation for the purposes of CEQA. The impact is considered less than significant.

b) The project will result in a determination by the wastewater treatment provider that will serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The Rancho California Water District preliminarily agreed to service the project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste

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

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)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The County of Riverside Waste Management Department manages the landfills that service the proposed project. The County of Riverside Lamb Canyon Landfill, located west of Highway 79, would service the project site. The landfill is currently permitted to receive 3,000 tons per day for disposal and has a remaining disposal capacity of approximately 20,908,171 cubic tons as of 2003. The increase in solid waste due to the proposed project operations would be nominal; the project would not require the need for new or expanded facilities to accommodate solid waste needs and the facility would comply with the applicable regulations.

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

49. Utilities

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

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

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. The impact is considered less than significant.

d) Storm water drainage will be handled on-site. The impact is considered less than significant.

e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. The impact is considered less than significant.

g) The project will not require additional government services. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

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

Findings of Fact:

a)The project design does not conflict with adopted energy conservation plans. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Monitoring: No monitoring measures are required.

OTHER

51.Other:

Source: Staff review

Findings of Fact:

No other items are anticipated to impact the project. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Cultural Resources Report: PD-A-4542

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.

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CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a public cemetery in three (3) phases. Phase I will consist of a 2,050 square foot administrative building, a 3,640 square foot maintenance building, an 800 square foot columbaria and 58 parking spaces. Phase II will consist of a graded access road for a secondary entrance and a paved maintenance area. Phase III will be used for expansion purposes under a future revised permit.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03606. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3606 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site plan for Conditional Use Permit No. 3606, Exhibit A (Sheets 1-3), Amended No. 2, dated March 31, 2010.

APPROVED EXHIBIT F = Fencing plan for Conditional Use Permit No. 3606, Exhibit F, dated January 18, 2011. (Exhibit added at the request of Planning Commission 12/01/10).

APPROVED EXHIBIT L = Landscape plans for Conditional Use Permit No. 3606, Exhibit L (Sheets 1-2), Amended No. 1,

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

dated April 19, 2010.

APPROVED EXHIBIT B & C = Floor plans and Elevations for Conditional Use Permit No. 3606, Exhibit B & C (Sheets 1-4), Amended No. 1, dated December 3, 2008.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - 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 USE - 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 USE - 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. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 7 USE - 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. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and 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. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

10.BS GRADE. 10 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE - 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. 16 USE - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE - 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 permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permittee shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls may be evaluated by the Department of Building and Safety periodically 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 5 acres or more are required to 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. 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 when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

CONDITIONAL USE PERMIT Case #: CUP03606

Parcel: 924-360-002

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, 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 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD

RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#25-GATE ENTRANCES

RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system

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10.FIRE. 5 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

shall remain open until closed by the rapid entry system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/17/08 RECOMMND

Conditional Use Permit No. 3606 proposes a public cemetery with three buildings totaling 5,300 square feet. The site is located in the Rancho California area, south of Benton Road, east of Camino Del Vino, and west of Bella Vista Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The watercourse appears to run from northeast to southwest through the center of site. Based on the submitted exhibit, a watercourse enters the site along the north portion of the site and has a 100-year flowrate of 791.4 cubic feet per second. Minor grading is proposed within this watercourse and does not impact downstream owners nor public property. Although the District does not object to this grading, the applicant may be responsible for obtaining other agency permits. The proposed overall site's grading creates minor diversion totaling 0.5 acres, which is acceptable.

The preliminary project specific water quality management plan (WQMP) proposed the use of vegetated swales and Porous Landscape Detention (PLD). The proposed treatment control Best Management Practices (BMPs) does not address organic compounds, trash & debris, and pesticides. However, based on a November 17, 2008 phone conversation, the project's

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10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/17/08 (cont.) RECOMMND

engineers (RBF Consulting) have agreed to utilize PLDs or enhanced grassy swales at final design. There is sufficient area on the project site to size a revised BMP, as necessary, to ensure all affected areas to be mitigated for water quality. With these revisions, the project will be able to mitigate for all the project's pollutants of concern and meet WQMP standards. Revisions to the design and WQMP will be made during the plan checking phase of the project.

10.FLOOD RI. 2 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 3 USE WELL DEFINED WATERCOURSES RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

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

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

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by 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. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B & C.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. The cemetery will be closed on Saturday and Sunday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), cemeteries:

- 1 space, 30 square feet of net assembly room area.
- 1 space/employee
- 1 space/vehicle operated on the grounds by the proprietary institution

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases as shown on APPROVED EXHIBIT A. No work may be done in Phase 3 unless a revised permit application is submitted and approved. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Cemetery and Funeral Bureau, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute

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10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action. Upon written notice from the Department of Code Enforcement requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Code Enforcement, unless more time is allowed through written agreement by the Department of Code Enforcement. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits

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10.PLANNING. 34 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 43 USE - PDP01336 RECOMMND

County Paleontological Report (PDP) No. 1336, submitted for this case (CUP03606), was prepared by Paleo Environmental Associates, Inc. and is entitled: "Paleontological Resources Inventory and Impact Assessment Technical Report prepared in support of TEMECULA PUBLIC CEMETERY, Vicinity of Temecula, Riverside County, California", dated December 2008. In addition, Paleo Environmental Associates, Inc. prepared "Response to Review Comments, Paleontological Resources Inventory and Impact Assessment Technical Report prepared in support of Temecula Public Cemetery, Vicinity of Temecula, Riverside County, California", dated January 14, 2009. This document is herein incorporated as a part of PDP01336.

PDP01336 concluded:

1.The project plan area is underlain by the Pauba Formation which is classified as being of high importance because of its demonstrated high potential for containing scientifically important fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - PDP01336 (cont.)

RECOMMND

2.Paleontological resources might be adversely affected by earth-moving activities associated with development of the cemetery parcel.

3.Paleontological resources impact mitigation is warranted.

4.Excavation of an individual grave probably would be an insignificant impact.

5.Mitigation activities conducted in support of mass grading of the site most likely would have reduced the impact of grading to such an extent that the potential for encountering any additional remains during grave digging probably would be low.

PDP01336 recommended:

1.Retention of a qualified paleontologist to prepare and implement the mitigation program.

2.Paleontological construction monitoring and fossil/sample recovery.

3.Monitoring should begin with grading because the entire parcel is underlain by the Pauba Formation.

PDP01336 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01336 is hereby accepted for CUP03606. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 44

USE - SUBSTANTIAL CONSTRUCTION

RECOMMND

Completion of the loop road is considered substantial construction for the purposes of the expiration of this permit.

10.PLANNING. 45

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 45

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 46

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. 46 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. 47 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 48 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 49 USE - MATURE LANDSCAPE RECOMMND

Landscaping shall be mature prior to the first burial.

(CONDITION ADDED AT PC ON 12/01/10.)

10.PLANNING. 50 USE - NO UPRIGHT HEADSTONES RECOMMND

The cemetery shall not incorporate upright markers or headstones.

(CONDITION ADDED AT PC ON 12/01/10.)

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 USE - 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.

60. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within three (3) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a three (3) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 4 USE-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 5 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 8 USE IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 2

USE SUBMIT FINAL WQMP

RECOMMND

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

60.FLOOD RI. 3

USE SUBMIT PLANS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT PLANS (cont.) RECOMMND

deposit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to the issuance of any grading permits, the applicant shall offer the dedication of the Regional Trail easement shown on the plan to Riverside County Regional Park & Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County.

PLANNING DEPARTMENT

60.PLANNING. 11 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 52.7 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3606, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 USE - AG PRESERVE (NONR) RECOMMND

Prior to the issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries Rancho California Agricultural Preserve No. 29.

60.PLANNING. 22 USE - AG PRESERVE CANCEL RECOMMND

Prior to the issuance of a grading permit, the Board of Supervisors shall issue a Certificate of Final Cancellation for Agricultural Preserve Case No. 1013, located within Rancho California Agricultural Preserve No. 29 and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR RECOMMND

PDP01336, prepared by Paleo Environmental Associates, Inc. December 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene-age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
6. Sampling of sediments that are likely to contain the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

remains of small fossil invertebrates and vertebrates.

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

8.Fossil identification and curation procedures to be employed.

9.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 prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.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 qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 24 GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information and results of archaeological report PD-A-4542, prepared by Bonterra Consulting, the County has determined that archaeological monitoring of grading and related earth-disturbances is required for this project. Installing vaults to depths below mass/rough grading shall also be monitored for cultural resources.

Prior to the issuance of all mass/rough grading permits for each phase of work, the developer/permit holder shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

NOTE:

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

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

60.PLANNING. 26

GEN - TRIBAL MONITORING

RECOMMND

As a result of information submitted to the County by Pechanga Band of Luiseno Mission Indians, dated October 21, 2008, and contained in the archaeological study prepared for this project, the parcel is surrounded by highly sensitive cultural resources containing milling features, lithic and groundstone artifacts, fire affected features, pottery, and midden soils, it has been determined that tribal monitoring is required for all mass/rough grading and related earth disturbances for this proposed project.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

GEN - TRIBAL MONITORING (cont.)

RECOMMND

Tribal monitoring shall also be required for installations of casket vaults to depths below mass/rough grading.

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

The Tribal Monitor(s) shall be 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 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 Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 USE-TRANS CLEARANCE/PHASE I&II RECOMMND

A separate clearance from the Transportation Department is required prior to the issuance of a grading permit for Phase I.

Note: 1. The road improvement of Calle Bartizon and Lemmon Hills Drive shall be completed prior to the issuance of occupancy permit for Phase I or II whichever phase comes first.

2. The completion of road improvements for Camino Del Vino and Dottie Court shall be differed prior to issuance of a grading permit for Phase III.

60.TRANS. 2 USE-TRANS CLEARANCE/PHASE III RECOMMND

A separate clearance from the Transportation Department is required prior to the issuance of a grading permit for Phase III.

Note: The road improvement of Camino Del Vino and Dottie Court shall be completed prior to issuance of a grading permit for Phase III.

60.TRANS. 3 USE - IMPROVEMENT/PHASE III RECOMMND

Camino Del Vino along project boundary is designated as a Secondary Highway and shall be improved with 28' AC pavement located from the centerline, on the project side, within the 94' dedicated right-of-way (50' on the project side and 44' on the opposite side of the centerline) as approved by Director of Transportation and/or in accordance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - IMPROVEMENT/PHASE III (cont.) RECOMMND

with County Standard No. 94. (Modified for reduced improvements from 32' to 28' AC pavement and for NO curb, gutter, and sidewalk.)

NOTE: The road improvement of Camino Del Vino and Dottie Court shall be completed prior to issuance of a grading permit for Phase III.

60.TRANS. 4 USE - IMPROVEMENT/PHASE III RECOMMND

Dottie Court along project boundary is designated as a Local road and shall be improved with 24' of acceptable Aggregate Base (0.33' thick) on 32 foot graded section within a 60' full-width dedicated right-of-way as approved by Director of Transportation.

Note: The road improvement of Dottie Court and Camino Del Vino shall be completed prior to issuance of a grading permit for Phase III.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Conditional Use Permit#3606 proposes a public cemetery with three buildings which will be used for administrative offices, maintenance and a reception lounge. The gross acreage of this lot is approximately 52.7 acres.

- 1) Provide an original copy of soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Manual and Riverside County Ordinance 650.5.
- 2) Provide three copies of detailed contoured plot plans

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Manual.

- 3) 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 engineering.
- 4) Provide a floor plan of all proposed structures showing all proposed plumbing fixtures to ensure proper septic tank sizing.
- 5) Applicable fees to be paid at time of building submittal.
- 6) Provide an original copy of "will-serve" letter for potable water service only from Rancho California Water District (RCWD).

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

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

80.E HEALTH. 3 SDRWQCB CLEARANCE REQUIRED RECOMMND

A clearance letter from the San Diego Regional Water Quality Control Board (SDRWQCB) is required to address any discharging of non-domestic wastewater into onsite wastewater treatment systems (OWTS). Please contact Robert Morris, PE (SDRWQCB) at (858) 467-2962 for further information.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 20, 2008, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LIGHTING PLANS (cont.) RECOMMND

comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3606, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

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

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 24 USE - LANDSCAPE/VINES RECOMMND

Five (5) gallon vines shall be planted at eight (8) feet on center to shield the chainlink fence and view of the cemetery. The recommended planting shall be submitted to and approved by the landscaping staff of the Planning Department.

(CONDITION ADDED AT PC ON 12/01/10.)

80.PLANNING. 25 USE - CHAIN-LINK FENCING RECOMMND

Perimeter fencing around the cemetery in Phase I shall be changed from split-rail to six foot (6') chain-link with vine planting. Split-rail fencing with an entry monument shall be constructed at the entry on East Benton Road.

(CONDITION ADDED AT PC ON 12/01/10.)

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Camino Del Vino shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

Sufficient public street right-of-way shall be provided along Dottie Court including full-width cul-de-sac to establish a 60 foot full-width right-of-way including standard corner cutback.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS INEFFECT

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

(BUILDING A)

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

(BUILDING A)

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES