

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

105B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 3, 2011

**SUBJECT: TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1 - CEQA Exempt -**  
Applicant: Bearcub Investments, LLC - First Supervisorial District - Location: Southwesterly of the terminus of Paseo De Flores - 20.22 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) - **REQUEST:** The project proposes to change a condition of approval in an approved parcel map. The condition (50.Planning .26) required the ongoing maintenance of existing avocado groves indefinitely; the revised condition allows for financial viability to be considered in regards to the ongoing maintenance.

**RECOMMENDED MOTION:**

SUBMITTAL TO THE BOARD OF SUPERVISORS  
**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Directors Hearing on September 26, 2011.

**THE PLANNING DIRECTOR:**

FROM: TLMA - Planning Department

SUBMITTAL DATE:

**APPROVED TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report. **TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1 - CEQA Exempt -**  
Applicant: Bearcub Investments, LLC - First Supervisorial District - Location: Southwesterly of the terminus of Paseo De Flores - 20.22 Gross Acres - Zoning: Residential Agriculture - 10 Acre Minimum (R-A-10) - **REQUEST:** The project proposes to change a condition of approval in an approved parcel map. The condition (50.Planning .26) required the ongoing maintenance of existing avocado groves indefinitely; the revised condition allows for financial viability to be considered in regards to the ongoing maintenance.

**RECOMMENDED MOTION:**

SUBMITTAL TO THE BOARD OF SUPERVISORS  
**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Directors Hearing on September 26, 2011.

Initials: *ms/dm*

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

**THE PLANNING DIRECTOR:**

FROM: TLMA - Planning Department

SUBMITTAL DATE:

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**MINUTES OF THE BOARD OF SUPERVISORS**  
On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, **IT WAS ORDERED** that the above matter of approval is received and filed as recommended.

Ayes: Buster, Stone, Benoit and Ashley

Nays: None

Absent: Tavaglione

Date: December 6, 2011

xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

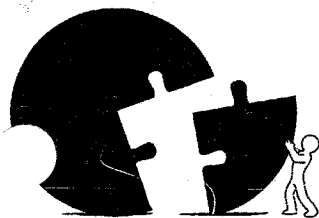
1.2

ATTACHMENTS FILED

Revised 2/28/11 - Y:\Planning Case Files\Riverside\Office\PM33789M1\BOS Form 11P - 2011 corrections 2.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT



**Carolyn Syms Luna**  
Director

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

12/15/11  
Date

KB  
Initial

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

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

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

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

**Tentative Parcel Map No. 33789 Minor Change No. 1**

*Project Title/Case Numbers*

**Matt Straite**  
*County Contact Person*

**951-955-8631**  
*Phone Number*

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

**Bearcub Investments LLC**  
*Project Applicant*

**6705 Barberr Place Carls Ca 92011**  
*Address*

**Northerly and easterly of Wendy Lane, southerly of Paseo De Flores, and westerly of Via Sevilla**  
*Project Location*

**The project proposes to change a condition of approval to the subject parcel map. The current condition (50.Planning.26) requires the ongoing maintenance of avocado groves in perpetuity through CC&R's, the revised condition removes the requirement for CC&R's.**  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 21, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

*Signature*

**Board Assistant**  
*Title*

**DEC 06 2011**  
*Date*

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

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG5808

**FOR COUNTY CLERK'S USE ONLY**

**DEC 06 2011**

1.2





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1102940

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: BEARCUB INVESTMENTS LLC \$64.00  
paid by: CK 2174  
paid towards: CFG05808 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FEE FOR PM33789M1  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2011 12:02  
MGARDNER posting date Apr 04, 2011

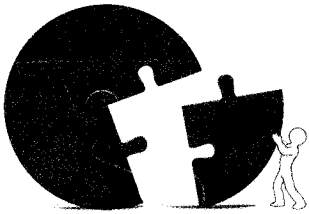
\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)





# RIVERSIDE COUNTY PLANNING DEPARTMENT

105B

Carolyn Syms Luna  
Director

DATE: 11/3/11

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office DM

SUBJECT: TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1

(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input 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 checked="" 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:**  
(1st Dist) Press Enterprise

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

Notice of Determination  
Fish & Game Receipt (CFG05808)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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"



Agenda Item No.: 2.5  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: First  
Project Planner: Matt Straite  
Directors Hearing: September 26, 2011

TENTATIVE PARCEL MAP NO. 33789 MINOR  
CHANGE NO. 1  
Applicant: Bearcub Investments LLC  
Engineer/Rep.: CG Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 33789 Minor Change No. 1** proposes to change a condition of approval to the subject parcel map. The current condition of approval, 50.Planning .26 currently requires the ongoing maintenance of avocado groves through a requirement for CC&R's. More specifically the existing condition requires CC&R's which ensure farming be done on all lots by a contractor. An HOA fee would pay for farming contract services. The applicant is requesting to replace the existing condition with the following revised condition of approval-

#### **10.Planning.18**

#### **Tree Production**

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

For some time, the Commission has expressed a concern with the changing environment on the Santa Rosa Plateau. Based on increasing water rates and a host of other farming issues, the area has been converting from farming uses, mostly avocados, to residential uses. The Commission has indicated the belief that avocado groves tend to be removed once residential uses are constructed, thus changing the nature of the Plateau itself. The previous CC&R condition of approval was one of many attempts to curtail the removal of productive groves while still allowing conversion from farming to residential. Working with Commissioner Roth, Planning has created conditions on other projects since that are less expensive for the applicant to implement. Requiring CC&R's is more restrictive, although probably more effective in keeping the groves. However, in attempting to balance the desire to keep the groves and the rights of the future property owners, Staff supports the revised version of the condition that does not require CC&R's. The revised condition requires the same ideas, but is harder to enforce. The Condition also allow for financial viability to be considered in regards to the ongoing maintenance.

The project is located in the La Cresta Community within the Southwest Area Plan; more specifically, northerly and easterly of Wendy Lane, southerly of Paeso De Flores, and westerly of Via Sevilla. Additionally, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met.

It should be noted that a Minor Change to an approved Tentative Parcel Map would normally go directly to a Directors hearing for action; however, because this project initially had a Change of Zone in 2008,

ABR g/m

County Counsel indicated that it would be more appropriate to have the same Hearing body act on the Minor Change to the map.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (RM) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west
3. Existing Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the east, south, west
5. Existing Land Use (Ex. #1): Avocado groves and vacant land
6. Surrounding Land Use (Ex. #1): Vacant land to the north, south, and west, large-lot, single-family home and vacant land to the east
7. Project Data:  
Total Acreage: 20.22 gross acres  
Total Proposed Lots: 4  
Proposed Min. Lot Size: 5 acres  
Schedule: H
8. Environmental Concerns: All possible impacts were identified in the previous Environmental Assessment, EA41253. No new environmental documentation is required.

**RECOMMENDATIONS:**

**ADOPTION** of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL ASSESSMENT NO. 41253** adequately analyzed all environmental impacts pursuant to applicable legal standards and none of the conditions described in California Code of Regulations Section 15162 exist;

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33789 Minor Change No. 1**, 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 not in conformance with the Rural: Rural Mountainous (RM) (10 Acre Minimum) Land Use Designation; however, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met. This project is in conformance with these additional requirements and with all other elements of the Riverside County General Plan.

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

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and those contained in the previously approved Environmental Assessment (EA41253) which is incorporated herein by reference.

1. The project site is designated Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed subdivision of 20.22 gross acres in four (4) residential parcels with a minimum of five (5) acres, is a permitted use in the Rural: Rural Mountainous (RM) (10 Acre Minimum) designation in conjunction with the Santa Rosa Plateau/De Luz Policy area.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west.
4. The existing zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed subdivision of 20.22 gross acres into four (4) residential parcels with a minimum of five (5) acres is a permitted use, subject to approval of a tentative parcel map, in the Residential Agricultural – 5 Acre Minimum (R-A-5) and in conjunction with the Santa Rosa Plateau/De Luz Policy area.
6. The proposed subdivision of 20.22 gross acres into four (4) residential parcels with a minimum of five (5) acres is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the east, south, west.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Per CEQA Section 15162, all possible impacts were identified in the previous Environmental Assessment, EA41253. No new environmental documentation is required. Environmental Assessment No. 41253 identified the following potentially significant impacts:

- a. Aesthetics
- b. Biological Resources
- c. Cultural Resources
- d. Hazards and Hazardous Materials
- e. Hydrology/Water Quality

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The Stephen's kangaroo rat fee area;
  - d. A Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell;
  - e. An agricultural preserve;
  - f. An airport influence area or compatibility zone;
  - g. A redevelopment area;
  - h. A mapped area of potential for liquefaction;
  - i. A mapped area of susceptibility to subsidence;
  - j. A fault zone; or,
  - k. A community service area.
3. The project site is located within:
  - a. The boundaries of the Southwest Area Plan;
  - b. Unique Farmland;
  - c. The Santa Margarita and San Juan Watershed;
  - d. The Santa Rosa Plateau/ De Luz Policy Area; and,
  - e. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 930-310-003.

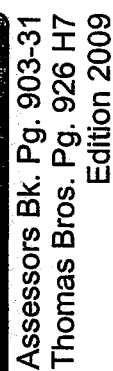
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Y:\Planning Case Files-Riverside office\PM33789M1\DH-PC-BOS Hearings\DH\PM33789M1 Staff Report (PC 9-21-11).doc



**PM33789M1**

Date Drawn: 7/21/11  
Vicinity Map



**Zoning Area: Rancho California  
Township/Range: T7SR4W  
Section: 21**

**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.ltrra.co.riverside.ca.us/index.htm>.



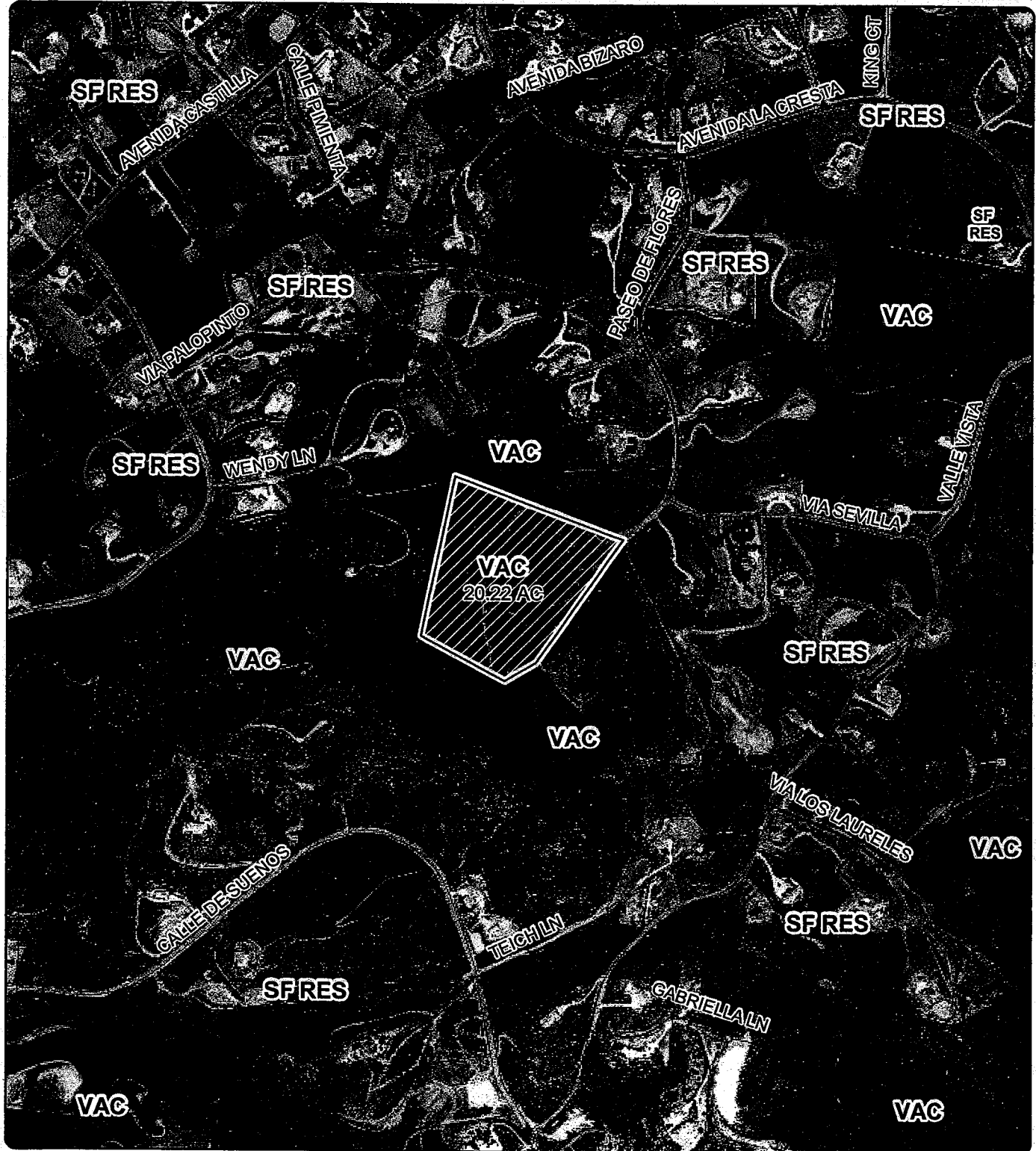
# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM33789M1

LAND USE

Supervisor Buster  
District 1

Date Drawn: 7/21/11  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR4W  
Section: 21



Assessors Bk. Pg. 903-31  
Thomas Bros. Pg. 926 H7  
Edition 2009

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0 200 400 800 1,200 1,600  
Feet

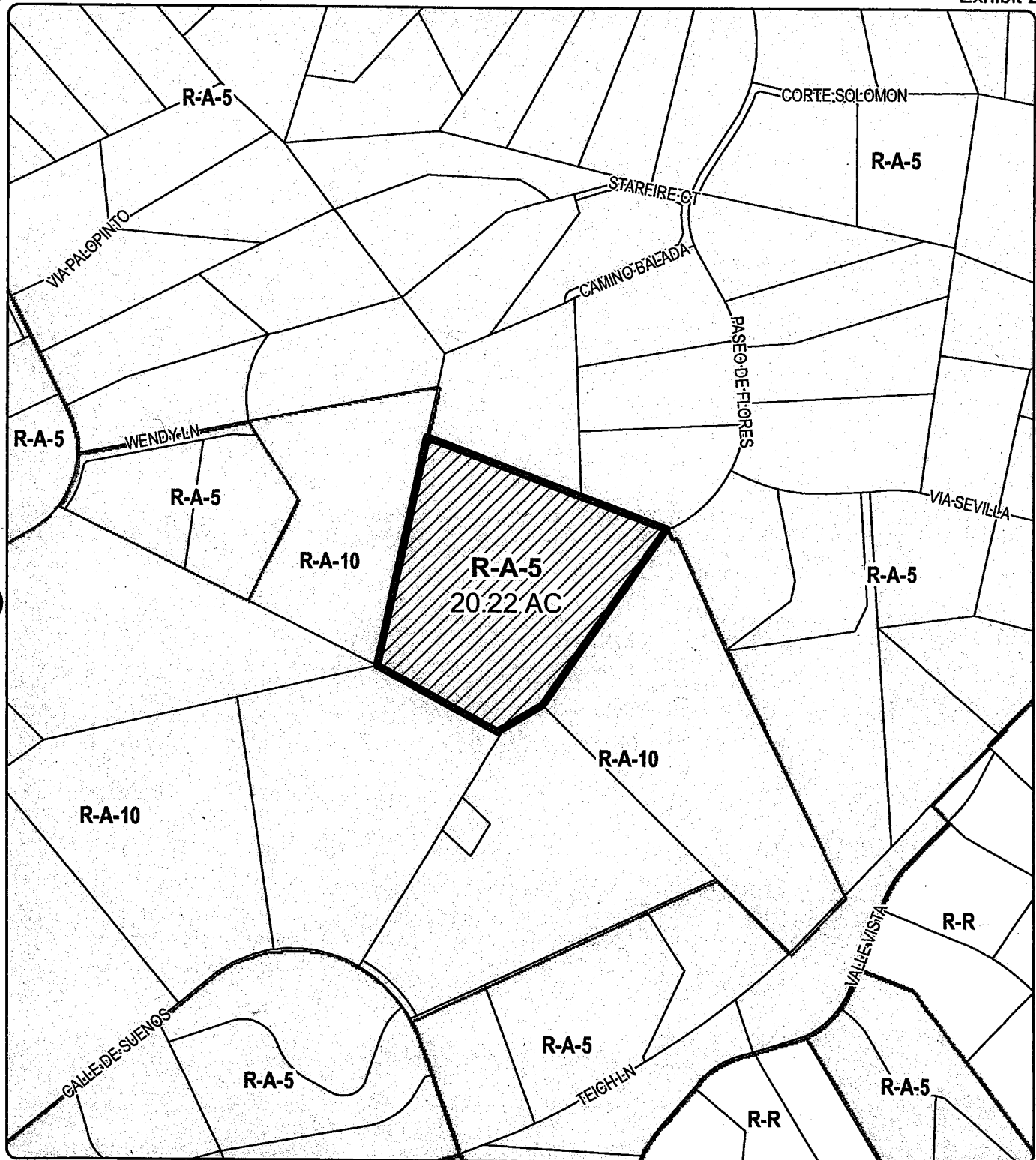
A graphic scale bar with markings at 0, 200, 400, 800, 1,200, and 1,600 feet. The bar is divided into segments corresponding to these distances.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PM33789M1**  
**EXISTING ZONING**

Supervisor Buster  
District 1

Date Drawn: 7/21/11  
Exhibit 2

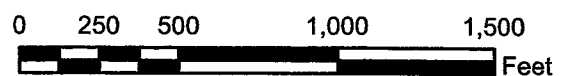


Zoning Area: Rancho California  
Township/Range: T7SR4W  
Section: 21

Assessors Bk. Pg. 903-31  
Thomas Bros. Pg. 926 H7  
Edition 2009



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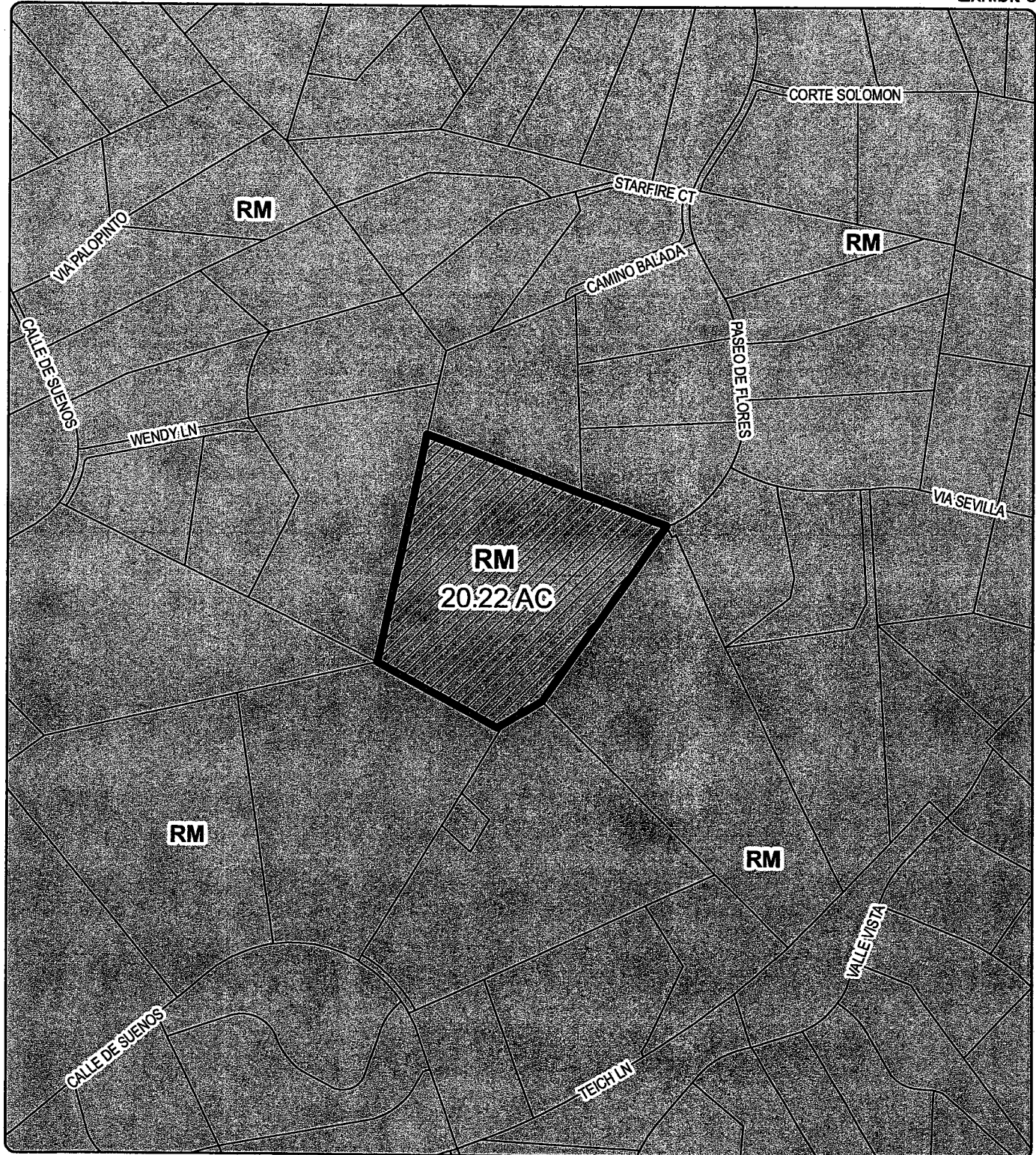
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM33789M1

### EXISTING GENERAL PLAN

Supervisor Buster  
District 1

Date Drawn: 7/21/11  
Exhibit 5

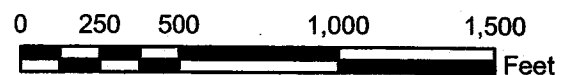


Zoning Area: Rancho California  
Township/Range: T7SR4W  
Section: 21



Assessors Bk. Pg. 903-31  
Thomas Bros. Pg. 926 H7  
Edition 2009

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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41253

**Project Case Type (s) and Number(s):** Change of Zone No. 7484, Tentative Parcel Map No. 33789

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Matt Straite, Project Planner

**Telephone Number:** (951)955-8631

**Applicant's Name:** Ken Gomez

**Applicant's Address:** 42145 Lyndie Lane, Suite #204, Temecula, CA 92591

**Engineer's Name:** Megaland Engineers & Associates

**Engineer's Address:** 28441 Rancho California Road, Ste. 205, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7484** proposes to change the zoning classification from Residential Agricultural- 10 Acre Minimum (R-A-10) to Residential Agricultural- 5 Acre Minimum (R-A-5).

**Tentative Parcel Map No. 33789** is a Schedule H subdivision of 20.22 acres into four (4) residential parcels with a minimum lot size of five (5) acres.

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

**C. Total Project Area:** 20.22 Gross Acres

**Residential Acres:** 20.22

**Lots:** 4

**Units:**

**Projected No. of Residents:** 12

**Commercial Acres:** N/A

**Lots:**

**Sq. Ft. of Bldg. Area:**

**Est. No. of Employees:**

**Industrial Acres:** N/A

**Lots:**

**Sq. Ft. of Bldg. Area:**

**Est. No. of Employees:**

**Other:** N/A

**D. Assessor's Parcel No(s):** 930-310-003

**E. Street References:** Northeasterly of Calle de Sueños, southerly of Avenida La Cresta, and southwesterly of the terminus of Paseo de Flores

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 4 West, Section 21

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed project is located in the Southwest Area of the RCIP, more specifically, on the Santa Rosa Plateau. The project site contains ten (10) acres of avocado groves with approximately ten (10) acres of grassland with areas of Engelmann oaks. A majority of the southwestern portion of the project site consists of slopes of 25 percent or greater. The proposed pad sites have adequately avoided areas of the site with slopes of 25 percent or greater. Two well-defined watercourses flow from the property's eastern boundary. These two watercourses meet further downstream near the property line which separates Parcel 1 and Parcel 2. A third watercourse flows along the property's western boundary. This area has historically supported agricultural cultivation, but has recently begun a transition to estate residential uses.

The site is surrounded by vacant land to the north, south, and west and a large-lot, single-family home and vacant land to the east

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The project is located in the Southwest Area Plan of the RCIP. The land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum) General Plan designation and the project is located in the Santa Rosa/ De Luz Policy Area which permits 5 acre lots pending some conditions, all of which this project meets.
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** This project avoids natural watercourses, flood plains, and will preserve oak trees.
4. **Safety:** The project is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement fire safety standards.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4).
6. **Housing:** The project provides the appropriate number of housing units for the site pursuant to its General Plan land use designation.
7. **Air Quality:** The project proposes residential uses, which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

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

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

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

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

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

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

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum)
4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz 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: Residential Agricultural- 10 Acre Minimum (R-A-10)

J. Proposed Zoning, if any: Residential Agricultural- 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the north, south, 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 checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Noise                                    | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing                       | <input type="checkbox"/> Mandatory Findings of Significance |

## IV. DETERMINATION

On the basis of this initial evaluation:

### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

☐ I find that although the proposed project could have a significant effect on the environment, **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

October 15, 2008

Date

Matt Straite

Printed Name

For Ron Goldman, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

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

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-style development. Local aesthetic concerns include negative impacts from the clearing and grading of hillsides, the avoidance of oak trees, and the preservation of natural watercourses. The project proposes grading or ground-disturbing activities to support four building pads, driveways, and septic systems. However, manufactured slopes adjacent to the proposed building pads and driveways have been minimized in accordance with the Santa Rosa Plateau / De Luz Policy Area requirements. Two (2) Engelmann oak trees located on site will be preserved and the three (3) natural watercourses located on site will be avoided.

### Mitigation:

- 1) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.9, 50. Planning.10, and 60. Planning.5 and 18).
- 2) Each of the watercourses shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the Final Map. The natural watercourses shall be kept free of all buildings and obstructions (Condition of Approval 50.Flood Ri.3).

**Monitoring:** The mitigation measures will be monitored by the Building and Safety Department and Riverside County Flood Control District.

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**2. Mt. Palomar Observatory**

☐ ☐ ☒ ☐

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

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

**Findings of Fact:**

a) The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project is located approximately 28.35 miles from the Mt. Palomar Observatory and is in Zone B of Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project mitigation measures, specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions (COA 50.Planning.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

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**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?

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b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

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**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

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

**Mitigation:** No mitigation required.

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

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to RCLIS (GIS database), a portion of the proposed project site is designated as Unique Farmland. Approximately 20.22 acres of agricultural lands will be directly and permanently affected/converted by the project to a non-agricultural use. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the 2003 Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and farmland of statewide importance remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted the findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) According to RCLIS (GIS database), the proposed project site is not located in the vicinity of any agricultural preserves. The proposed project will not conflict with any Williamson Act Contracts; therefore, there a less than significant impact will occur.

c) According to RCLIS (GIS database), the proposed project site is not located within 300 feet of any land zoned primarily for agricultural use, therefore there is a less than significant impact.

d) As stated in Finding of Fact 4a, the proposed project is designated as Unique Farmland. However, the project proposes land uses and land use intensities which are consistent with the adopted General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

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

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

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### **BIOLOGICAL RESOURCES** Would the project

##### **6. Wildlife & Vegetation**

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

☐ ☒ ☐ ☐

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)?

☐ ☐ ☐ ☒

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

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
by the California Department of Fish and Game or U. S. Wildlife Service?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Department Review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. However, the onsite natural watercourses meet the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourses as an area not to be disturbed (Condition of Approval 50.Flood Ri.3). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. In addition, potential habitat is present for San Miguel Savory, but none were observed on site during field surveys. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, as stated in Finding of Fact 6a, the natural watercourse will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, no impacts related to threatened or endangered species are anticipated.

c) The project has been required to avoid the natural watercourse which traverses the site (refer to Finding of Fact 6a). The avoidance of said watercourse will reduce impacts, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. Therefore, the natural must be avoided. Impacts are expected to be less than significant after mitigation.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) With avoidance of the natural watercourse, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.

e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.Flood Ri.3). Therefore, less than significant impacts after mitigation are expected.

f) The Environmental Programs Department did not identify the natural watercourse as federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

g) Engelmann oak trees are located on site and particularly within areas designated as riverine/riparian habitat. These oak trees will be protected through an ECS on the Final Map prior to recordation as described in Finding of Fact 6a (Condition of Approval 50.Flood Ri.3). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

**Mitigation:**

1) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.9, 50. Planning.10, and 60. Planning.5 and 18).

2) Each of the watercourses shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the Final Map. The natural watercourses shall be kept free of all buildings and obstructions (Condition of Approval 50.Flood Ri.3).

**Monitoring:** The mitigation measures will be monitored by the Building and Safety Department and Riverside County Flood Control District.

**CULTURAL RESOURCES** Would the project

**7. Historic Resources**

a. Alter or destroy an historic site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** On-site Inspection, Project Application Materials, PD-A 4208 Cultural Resource Assessment by Robert White dated June 28, 2006

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) A Cultural Resource Assessment dated June 28, 2006 found no record of a historic site within the boundaries of the project site. The project has a very low potential to alter or destroy a historic site. The project will have a less than significant impact.

b) A Cultural Resources Assessment dated June 28, 2006 explained that the project is located within the vicinity of five archeological sites. However, the closest site is approximately three-quarters of a mile away from the proposed project. Due to the distance to the closest prehistoric resources and the lack of historic resources at the site, the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A 4208 Cultural Resource Assessment by Robert White dated June 28, 2006

Findings of Fact:

a-b) A Cultural Resources Assessment dated June 28, 2006 explained that the project is located within the vicinity of five archeological sites. However, the closest site is approximately three-quarters of a mile away from the proposed project. In the event that an inadvertent archeological find occurs during ground-disturbing activities, the project is required to stop grading and meet with the Planning Director, as well as the appropriate Native American Tribe to determine the significance of the uncovered resource (Condition of Approval 10.Planning.2). In addition, the project is required to have Native American Tribal Monitors present during ground disturbing activities (Condition of Approval 60.Planning.2). The project is required to have an archeologist retained prior to commencing grading activities to discuss the potential impact to archeological resources (Condition of Approval 60.Planning.3). The project is required to have a cultural resources disposition agreement in place with the appropriate Native American Tribe prior to commencing ground-disturbing activities (Condition of Approval 60.Planning.4). Due to the distance of the closest cultural resources and the lack of resources on site, the project will have a less than significant impact with the incorporated mitigation.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.1). This is a standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) A Cultural Resources Assessment dated June 28, 2006 did not identify the project site as being used for religious or sacred uses. The project will have no impact with regard to restricting existing religious or sacred uses.

**Mitigation:**

1) In the event that an inadvertent archeological find occurs during ground-disturbing activities, the project is required to stop grading and meet with the Planning Director, as well as the appropriate Native American Tribe to determine the significance of the uncovered resource (COA. 10. Planning, 2). In addition, the project is required to have Native American Tribal Monitors present during ground disturbing activities (Condition of Approval 60.Planning.2). The project is required to have an archeologist retained prior to commencing grading activities to discuss the potential impact to archeological resources (Condition of Approval 60.Planning.3). The project is required to have a cultural resources disposition agreement in place with the appropriate Native American Tribe prior to commencing ground-disturbing activities (Condition of Approval 60.Planning.4).

**Monitoring:** Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

**9. Paleontological Resources**

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☐
☐

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," PD-A 4208 Cultural Resource Assessment by Robert White dated June 28, 2006

**Findings of Fact:**

a) According to RCLIS (GIS database) the proposed project is located in an area which is deemed to have an undetermined potential for paleontological sensitivity. A Cultural Resource Assessment dated June 28, 2006 suggested that the project retain a paleontologist to inspect possible fossil exposure during ground-disturbing activities. The project was conditioned to retain a paleontologist (COA. 60. Planning. 1). The project will have a less than significant impact with the incorporated mitigation.

**Mitigation:**

1) The land divider/permit holder shall retain a qualified paleontologist (Condition of Approval 60.Planning.1).

**Monitoring:** Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) According to RCLIS (GIS database) the proposed project is not located within one-half mile of a earthquake fault and is not located within an earthquake fault zone; therefore, there will be no impacts associated with the exposure of people or structures to adverse effects. Additionally, the project will not place people in an area subject to possible earthquake fault rupture.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is located in an area which has no potential for liquefaction; therefore, no impact related to liquefaction is expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>12. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**13. Landslide Risk**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) According to Figure S-9, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that the site has slopes greater than 25 percent in the northern three-quarters of the parcel. The County Geologist has required that all fill slopes are uniformly compacted to a minimum of 90 percent of the maximum dry density of the slope face (Condition of Approval 10.Planning.9). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA; therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Ground Subsidence**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to RCLIS (GIS database), the proposed project is not located in a subsistence area; therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### 15. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Slopes

a. Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

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

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

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

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.

#### 17. Soils

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Geology Review

#### Findings of Fact:

a) Graded, but undeveloped land, shall provide in to erosion control planting any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15<sup>th</sup> to April 15<sup>th</sup> (Condition of Approval 10.BS Grade.4). There requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 18. Erosion

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

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

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

#### Findings of Fact:

a) As proposed the project would avoid the natural watercourses on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries shall be protected form erosion or other flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11). With implementation of these measures which are considered standard condition of approval, the project will not have an impact or change deposition, siltation, or erosion that may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, are considered less than significant.

b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.Trans.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Source: Project Application Materials

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use	<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
Commission?				
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.
- b) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.
- c) According to RCLIS (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.
- d) According to RCLIS (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**22. Hazardous Fire Area**

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

☐ ☒ ☐ ☐

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures. This high fire requirement will be verified prior to the issuance of a grading permit (Condition of Approval 60.Fire.6). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation:

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

2) The Fire Department shall review and approve building setbacks, water and access for new single-family dwellings that are in a hazardous fire area (Condition of Approval 60.Fire.6).

Monitoring: Monitoring will occur through the Fire Department and the Department of Building and Safety through the plan check process.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

☐ ☒ ☐ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

g. Otherwise substantially degrade water quality?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

a) Three watercourses impact the site. Two well-defined watercourses with drainage areas of eighteen (18) and four (4) acres, respectively, impact the property's eastern boundary. These two watercourses converge downstream near the property line which separates Parcel 1 and Parcel 2. A third watercourse with a watershed area of twenty-five (25) acres impacts the property's western portion. The project proposes a culverts under each of the proposed driveways.

The project has the potential to alter the course of a stream, in a manner that would result in substantial erosion or siltation on- or off-site. However, the boundaries of the stream shall be protected from erosion, by a method acceptable to the Building and Safety Department District Grading Engineer. The project includes grading to create four (4) residential building pads and associated driveways. However, the stream will not be adversely affected by grading or construction, since no graded slopes will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11). All three of the natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood Ri.2). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.

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

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

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, natural watercourses traverse the site. The parcel layout and building pads have been designed to minimize encroachment into the watercourse (Condition of Approval 10.Flood Ri.2). The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourses traverse the site. The project design will minimize

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The proposed project is not anticipated to substantially degrade water quality. Therefore, there is no impact.

h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation:

1) No graded slopes will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11).

2) All three of the natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood Ri.2).

Monitoring: Monitoring will occur through the Building and Safety Department and the Department of Building and Safety through the plan check process.

**24. Floodplains**

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

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☒

a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? ☐ ☒ ☐ ☐

b. Changes in absorption rates or the rate and amount of surface runoff? ☐ ☐ ☒ ☐

c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? ☐ ☐ ☐ ☒

d. Changes in the amount of surface water in any water body? ☐ ☐ ☐ ☒

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) Three watercourses impact the site. The site has been designed to minimize drainage infrastructure and the natural watercourses will be kept clear of all buildings and obstructions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Condition of Approval 50.Flood Ri.3). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (five-acre minimum) and the amount of additional impervious surfaces, offsite flows would not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

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

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

#### Mitigation:

1) No graded slopes will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11).

2) All three of the natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood Ri.2).

Monitoring: Monitoring will occur through the Fire Department and the Department of Building and Safety through the plan check process.

#### LAND USE/PLANNING Would the project

##### **25. Land Use**

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

☐
☐
☐
☒

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

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

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

Monitoring: No monitoring required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently zoned Residential Agricultural - 10 Acre Minimum (R-A-10). The project proposes to change the existing zoning classification of the site to Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed development will be in compliance with the standards for the proposed zoning, R-A-5.

b) The site is surrounded by land which is zoned Residential Agricultural - 5 Acre Minimum (R-A-5) and Residential Agricultural - 10 Acre Minimum (R-A-10), therefore the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by vacant land and single-family residences. The project is proposing residential uses which will be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). According to Southwest Area Policy 5.1, parcels located within the Santa Rosa Plateau/ De Luz Policy Area are allowed a minimum lot size of five (5) acres within the R:RM land use designation. With employment of the policy the proposed project will be consistent with the land use designation and policies of the General Plan.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

#### Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### 29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

#### Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

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

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

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

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

**31. Other Noise**

NA ☐ A ☐ B ☒ C ☐ D ☐

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

**Findings of Fact:**

a) Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings (Condition of Approval 10.PLANNING.20). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

**32. Noise Effects on or by the Project**

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the addition of four (4) residential parcels, which equates to an increase of twelve (12) additional personas. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

**34. Fire Services**

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

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.16), the proposed project will not have a significant impact on fire services.

Mitigation: No mitigation required.

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

### 35. 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 project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.16), the proposed project will not have a significant impact on sheriff services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### 36. Schools

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

#### Findings of Fact:

The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees (Condition of Approval 80.Planning.8). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

### 37. Libraries

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

#### Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.16), the project will not have a significant impact on library services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

The use of the proposed 20.22-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**RECREATION**

<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 12 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 40. Recreational Trails

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

#### Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j. Conflict with adopted policies supporting

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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alternative transportation (e.g. bus turnouts, bicycle racks)?

Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) Since the project was not required to submit a traffic study, as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall dedicate for private use sufficient public right-of-way along Paseo de Flores to construct a 60-foot, full-width right-of-way (Condition of Approval 50.Trans.10). These transportation requirements are considered standard conditions of approval and are not considered unique mitigation under CEQA. Therefore, this impact is less than significant.
- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements to the streets discussed in Finding of Fact 41g. However, the improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.
- i) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.



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

**42. Bike Trails**

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 46. Utilities

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

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

Source: RCIP

#### Findings of Fact:

a,b,c) The project proposes the addition of four residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

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

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

g) The project will not require additional government services.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

#### Findings of Fact:

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

#### Findings of Fact:

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

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15130)

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

☐
☐
☒
☐

Source: Staff review, project application

Findings of Fact:

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

**VI. EARLIER ANALYSES**

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:

GIS: Riverside County Geographic Information System database.

Southwest Area Plan, adopted October 2003.

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

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

PD-A 4208 Cultural Resource Assessment by Robert White dated June 28, 2006

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Revised: 10/17/08

08/18/11  
13:09

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33789M1

Parcel: 930-310-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division is hereby permitted to a Schedule H subdivision of 20.22 gross acres into four (4) parcels with a minimum lot size of five (5) gross acres.

The Minor Change was to change a condition of approval in the approved parcel map. Condition 50.Planning.26 required the ongoing maintenance of avocado groves through a set of CC&R's. The revised condition allows for financial viability to be considered in regards to the ongoing maintenance by the Director of Planning.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

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10. GENERAL CONDITIONS

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

RECOMMND

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33789 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No.33789, Amended No. 4, dated 10/17/08.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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



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

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

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

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

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS                      RECOMMND

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

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 20 MAP - RETAINING WALLS

RECOMMND

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

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 22 MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PM 33789 M1 - COMMENTS

RECOMMND

DEH will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) for Parcel Map#33789 based on MEGALAND ENGINEERS AND ASSOCIATES soils percolation reports:

Parcel 1 (SS-06-173) dated 10/13/06  
Parcel 2 (SS-06-184) dated 11/20/06  
Parcel 3 (SS-06-172) dated 10/13/06  
Parcel 4 (SS-06-181) dated 10/20/06

(DEH review of these soils percolation reports were

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10. GENERAL CONDITIONS

10.E HEALTH. 1 PM 33789 M1 - COMMENTS (cont.)

RECOMMND

performed by G. Dellenbach on 3/7/08)

If the parameters set forth in these reports cannot be maintained or met, further engineering, soils percolation testing and/or Regional Water Quality Control Board clearance may be required.

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

RECOMMND

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

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 3 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

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

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

Upon Building Submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet

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10. GENERAL CONDITIONS

10.E HEALTH. 4

OWTS/ATU PLANS & FLOOR PLANS (cont.)

RECOMMND

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 Guidance Manual.

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

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

10.E HEALTH. 5

RCWD POTABLE WATER SERVICE

RECOMMND

Parcel Map#33789M1 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

10.FIRE. 2

MAP\*-#13-HYDRANT SPACING

RECOMMND

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

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

PM 33789 M1 is a proposal to change condition of approval per planning in an approved parcel map in the Murrieta area. The site is located southwesterly of the terminus of Paseo De Flores.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. Our review indicates two well defined watercourses with drainage areas of 18 and 4 acres, respectively that impact the property's eastern boundary; these two watercourses confluence further downstream on Parcel 1. A third watercourse with a watershed area of 25 acres impacts the property's western boundary. The tentative exhibit shows a 36" dia culvert under the driveway on parcel 1 that would collect the runoff from 18 acres, and confluences further downstream with the runoff from 4 acres. Three proposed culvert under the driveway on Parcel numbers 2, 3 and 4 would convey these flows. Another 36" dia culvert under the driveway of parcel 4 would collect the runoff from the 25 acres. The runoff from these culverts dissipates on the lots before exiting the site.

All three of these natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. New construction should comply with all applicable ordinances.

Each of the watercourses shall be delineated on an environmental constraint sheet to accompany the final map.

A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

Any new development that creates 10,000 sq. ft or more of impervious surface (collectively over the entire project site) including commercial, industrial, residential mixed use and public project may impact water quality. Therefore, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to issuance of any permits.

A note shall be placed on the ECS stating that "This development would create 10,000 sq. ft or more of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

impervious surface therefore; a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to issuance of any 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."

This site is located within the bounds of the Murrieta Creek/Murrieta Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4139 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to



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## 10. GENERAL CONDITIONS

## 10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

## 10.PLANNING. 2 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

## 10.PLANNING. 3 MAP - GEO02006 RECOMMND

County Geologic Report (GEO) No. 2006, submitted for this project (PM33789) was prepared by Geocon Inland Empire, Inc. and is entitled: "Geotechnical Investigation, Parcel Map 33789, Paseo de Flores, La Cresta Area, Riverside

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10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO02006 (cont.)

RECOMMND

County, California, Project No. T2379-22-01", dated April 20, 2006. In addition, Geocon Inland Empire, Inc. submitted the following reports entitled:

"Update Geotechnical Investigation and Response to Review Comments, Tentative Parcel Map 33789, Paseo De Flores, La Cresta Area, Riverside County, California, Project No. T2379-62-02" dated July 33, 2008.

"Tentative Parcel Map No. 33789, Paseo De Flores, Riverside County, California, County Review Comments #2, Project No. T2379-62-02" dated August 13, 2008.

These additional reports are now considered part of GEO 2006.

GEO No. 2006 concluded:

1. Undocumented fill, topsoil, colluvium, alluvium and the upper 1 to 6 feet of the metasedimentary bedrock present on this site are not considered suitable to provide structural support in their present condition and will require remedial grading.

2. The potential for this site to be affected by liquefaction is considered low due to the shallow depth to bedrock, the lack of shallow groundwater and the proposed remedial grading.

3. Based on site mapping, aerial photo review and literature research there is no evidence of active faulting trending toward or crossing this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

4. With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or subsidence, ground lurching, or seismically induced flooding is considered low.

GEO No. 2006 recommended:

1. Undocumented fill, topsoil, colluvium, alluvium and the upper 1 to 6 feet of the metasedimentary bedrock should be

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## 10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - GEO02006 (cont.) (cont.)

RECOMMND

removed to expose competent material defined as slightly weathered to unweathered metasedimentary bedrock. The approved removal bottoms should be scarified, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

2. The removed soils may be reused as fill soils provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in thin lifts, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

3. All building pads should be overexcavated a minimum of three feet below pad grade and brought to grade with compacted fill.

4. All fill slopes should include an equipment width keyway incorporating a back drain (sub-drain) located at the heel of the keyway. In addition, all fill slopes should be over-built a minimum of three feet and cut back to the compacted core or alternatively, built to design grade and compacted by backrolling, during construction, at vertical intervals not exceeding four feet, and track walked upon completion such that the soil is uniformly compacted to a minimum of 90% of the maximum dry density to the slope face.

5. The site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class C.

6. The finished building pads should be tested for expansive soils subsequent to the completion of grading to confirm the expansion potential of the fill soils for structural design purposes.

GEO No. 2006 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2006 is hereby accepted for Planning purposes. This

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10.PLANNING. 3                    MAP - GEO02006 (cont.) (cont.) (cont.)                    RECOMMND

approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 5                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 9                    MAP PRESERVE NATIVE TREES                    RECOMMND

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

10.PLANNING. 10                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural- Five Acre Minumum (R-A-5).

10.PLANNING. 12                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being

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10.PLANNING. 12                      MAP - OFFSITE SIGNS ORD 679.4 (cont.)                      RECOMMND

issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13                      MAP - ORD 810 OPN SPACE FEE                      RECOMMND

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

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

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

10.PLANNING. 14                      MAP - ORD NO. 659 (DIF)                      RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 18 MAP - TREE PRODUCTION

RECOMMND

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

10.PLANNING. 19 MAP - CONSTRUCTN RELATED NOISE

RECOMMND

1. Whenever a construction site is within one-quarter (1/4) mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6 a.m. during the months of June through September and between the hours of 6:00 p.m. and

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10. GENERAL CONDITIONS

10.PLANNING. 19                      MAP - CONSTRUCTN RELATED NOISE (cont.)                      RECOMMND

7:00 a.m. during the months of October through May.  
Exceptions to these standards shall be allowed only with  
the written consent of the building official.

2.All construction vehicles and equipment fixed or mobile  
shall be equipped with properly operating and maintained  
mufflers.

3.During construction, best efforts should be made to  
locate stockpiling and/or vehicle staging areas as far as  
feasible from existing residential dwellings.

TRANS DEPARTMENT

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

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

10.TRANS. 2                      MAP - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 3                      MAP - TS/EXEMPT                      RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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

50.FIRE. 2

MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

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



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## 50. PRIOR TO MAP RECORDATION

## 50.FIRE. 3

## MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

## 50.FIRE. 4

## MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

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

## 50.FIRE. 5

## MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

## 50.FIRE. 6

## MAP\*-#59-ECS-HYDR REQUIR

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP NOTE ON ECS FOR WQMP

RECOMMND

A note shall be placed on the ECS stating that "This development would create 10,000 sq. ft or more of impervious surface therefore; a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to issuance of any 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."

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

RECOMMND

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

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

RECOM

Each of the watercourses shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free of all buildings and obstructions". Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP MURRIETA VALLEY ADP

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Murrieta Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP MURRIETA VALLEY ADP (cont.)

RECOMMND

the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 7

MAP - QUIMBY FEES/JOIN CSA (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that

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50. PRIOR TO MAP RECORDATION

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

the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

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

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.19 has been complied with.

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

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

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

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

50.PLANNING. 20                      MAP - FEE BALANCE                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20                    MAP - FEE BALANCE (cont.)                    RECOMMND

divider's successor-in-interest.

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

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

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

TRANS DEPARTMENT

50.TRANS. 1                    MAP - CENTERLINE STUDY PROFIL                    RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2                    MAP - EASEMENT/SUR                    RECOMMND

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

NOTE: A 50' slope easement along Paseo De Flores shall be dedicated to HOA or other maintained facility for maintenance.

50.TRANS. 3                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 4                    MAP - R-O-W DEDICATION/SUR                    RECOMMND

Sufficient public street right-of-way along Passeeo De Flores (privately maintained) shall be dedicated to provide for a 60 foot full-width right-of-way per County Standard

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - R-O-W DEDICATION/SUR (cont.)

RECOMMND

No. 106, Ordinance 461.

50.TRANS. 5 MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign at the intersection of Paseo De Flores and Via Sevilla in accordance with County Standard No. 816 as directed by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                      MAP - OFFSITE GDG ONUS (cont.)                      RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 9                      MAP - NOTRD OFFSITE LTR                      RECOMMND

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

60.BS GRADE. 10                      MAP - RECORDED ESMT REQ'D                      RECOMMND

A recorded easement is required for off site drainage facilities.

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

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

60.BS GRADE. 12                      MAP - APPROVED WQMP                      RECOMMND

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

EPD DEPARTMENT

60.EPD. 1                              EPD - BMPS FOR GRADING                              RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place



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60.EPD. 1                      EPD - BMPS FOR GRADING (cont.)                      RECOMMND

prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP MURRIETA VALLEY ADP                      RECOMMND

PM 33789 M1 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 3                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - CULTURAL RESOURCES PROFE                      RECOMMND

As a result of information contained within archaeological report PD-A-4208, prepared for this project, it has been determined that archaeological monitoring is appropriate. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

NOTE:

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

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

60.PLANNING. 3

MAP - TRIBAL MONITORING

RECOMMND

As a result of communication with the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring shall be accommodated.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with, and retain, a monitor designated by the Pechanga Band of Luiseno Indians for the purposes of tribal consultation. This group shall be known as the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - TRIBAL MONITORING (cont.)

RECOMMND

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

The Tribal 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 Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for representing the Tribe to facilitate consultation in the event that Native American cultural resources are uncovered during construction grading.

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

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate a good faith effort to seek the tribal monitoring agreement.

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60.PLANNING. 3 MAP - TRIBAL MONITORING (cont.) (cont.)

RECOMMND

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

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

4. Identification of personnel with authority and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                      MAP - PALEO PRIMP & MONITOR (cont.) (cont.)      RECOMMND

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 5                      MAP - OAK TREE PRESERVATION                      RECOMMND

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

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

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

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

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

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

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

7. Redirection of surface runoff which results in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

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

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

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

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

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

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

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

60.PLANNING. 6

MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6                      MAP - BUILDING PAD GRADING (cont.)                      RECOMMND

sites shown on the TENTATIVE MAP.

60.PLANNING. 7                      MAP - HILLSIDE DEV. STANDARDS                      RECOMMND

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

60.PLANNING. 8                      MAP - SLOPE GRADING TECHNIQUES                      RECOMMND

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

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

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

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

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

60.PLANNING. 9                      MAP - GRADING & BRUSHING AREA                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP. See COA 10.PLANNING.18 for further grading restrictions.



PARCEL MAP Parcel Map #: PM33789M1

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## 60. PRIOR TO GRADING PRMT ISSUANCE

## 60.PLANNING. 13

## MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

## 60.PLANNING. 14

## MAP - PLANNING DEPT REVIEW

RECOMMND

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

## 60.PLANNING. 15

## MAP - IDENTIFY SPECIMEN TREES

RECOMMND

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

## 60.PLANNING. 19

## MAP - OAK TREE EASMNT (2)

RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - OAK TREE EASMNT (2) (cont.)

RECOMMND

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

60.PLANNING. 21 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 22 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 23 MAP - ON SITE WELL

RECOMMND

The existing well onsite shall be capped prior to grading permit issuance. (added at the request of the Planning Commission January 7, 2008)

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                      USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

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

RECOMMND

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

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

80.FIRE. 2                              MAP - HFA REVIEW & APPROVAL

RECOMMND

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

80.FIRE. 3                              MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP MURRIETA VALLEY ADP                      RECOMMND

PM 33789 M1 is located within the limits of the Murrieta Creek/Murrieta Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 3                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - UNDERGROUND UTILITIES                      RECOMMND

All utility extensions within a lot shall be placed underground. Waivers from this condition are permitted with written consent from the appropriate utility purveyor.

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

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

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

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

3.Inspection of the WQMP treatment control BMPs.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

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

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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Parcel Map Parcel Map #: PM33789M1

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                    MAP - PRECISE GRD'G APRVL (cont.)

RECOMMND

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

90.BS GRADE. 3                    MAP - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 4                    MAP - WQMP BMP CERT REQ'D

RECOMMND

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

90.BS GRADE. 5                    MAP - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 6                    MAP - WQMP BMP REGISTRATION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                      USE-FEE STATUS                      RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1                      MAP - VERIFICATION INSPECTION                      RECOMMND

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

Riverside office      (951)955-4777  
Indio office            (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1                      MAP - CULTURAL RESOURCES RPT                      RECOMMND

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

90.PLANNING. 5                      MAP - QUIMBY FEES (2)                      RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - QUIMBY FEES (2) (cont.)

RECOMMND

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2 MAP - R & B B D

RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District.



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

DATE: April 13, 2011

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Dept. of Bldg. & Safety – Plan Check

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D.Geology Section-D. Jones  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.

1st District Supervisor  
1st District Planning Commissioner  
Rancho California Water Dist.  
Southern California Gas  
Southern California Edison

**TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1 - CEQA Exempt – Applicant:** Bearcub Investments, LLC – **Engineer/Representative:** CG Consulting – **First Supervisorial District – Rancho California Zoning Area – Rural:** Rural Mountainous (R: RM) (10 Acre Minimum) **Santa Rosa Plateau Policy Area – Location:** Southwesterly of the terminus of Paseo De Flores – **20.22 Gross Acres - Zoning:** Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The project proposes to change a condition of approval in an approved parcel map. The current condition requires the ongoing maintenance of avocado groves, 50.Planning.26, forever, the revised condition allows for financial viability to be considered in regards to the ongoing maintenance. – **APN:** 930-310-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on May 12, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

**COMMENTS:**

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

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

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

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

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

## NOTICE OF PUBLIC HEARING

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

**TENTATIVE PARCEL MAP NO. 33789, MINOR CHANGE NO. 1** - CEQA Exempt – Applicant: Bearcub Investments, LLC – Engineer/Representative: CG Consulting – First Supervisorial District – Rancho California Zoning Area – Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area – Location: Southwesterly of the terminus of Paseo De Flores and northerly of Teich Lane – 20.22 Gross Acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) - **REQUEST:** The project proposes to change a condition of approval to the subject parcel map. The current condition (50.Planning.26) requires the ongoing maintenance of avocado groves in perpetuity through CC&R's; the revised condition removes the requirement for CC&R's. – APN: 930-310-003 (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: September 26, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM 2A  
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Matt Straite  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/21/2011,

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

APN (s) or case numbers Pm 33789M1 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

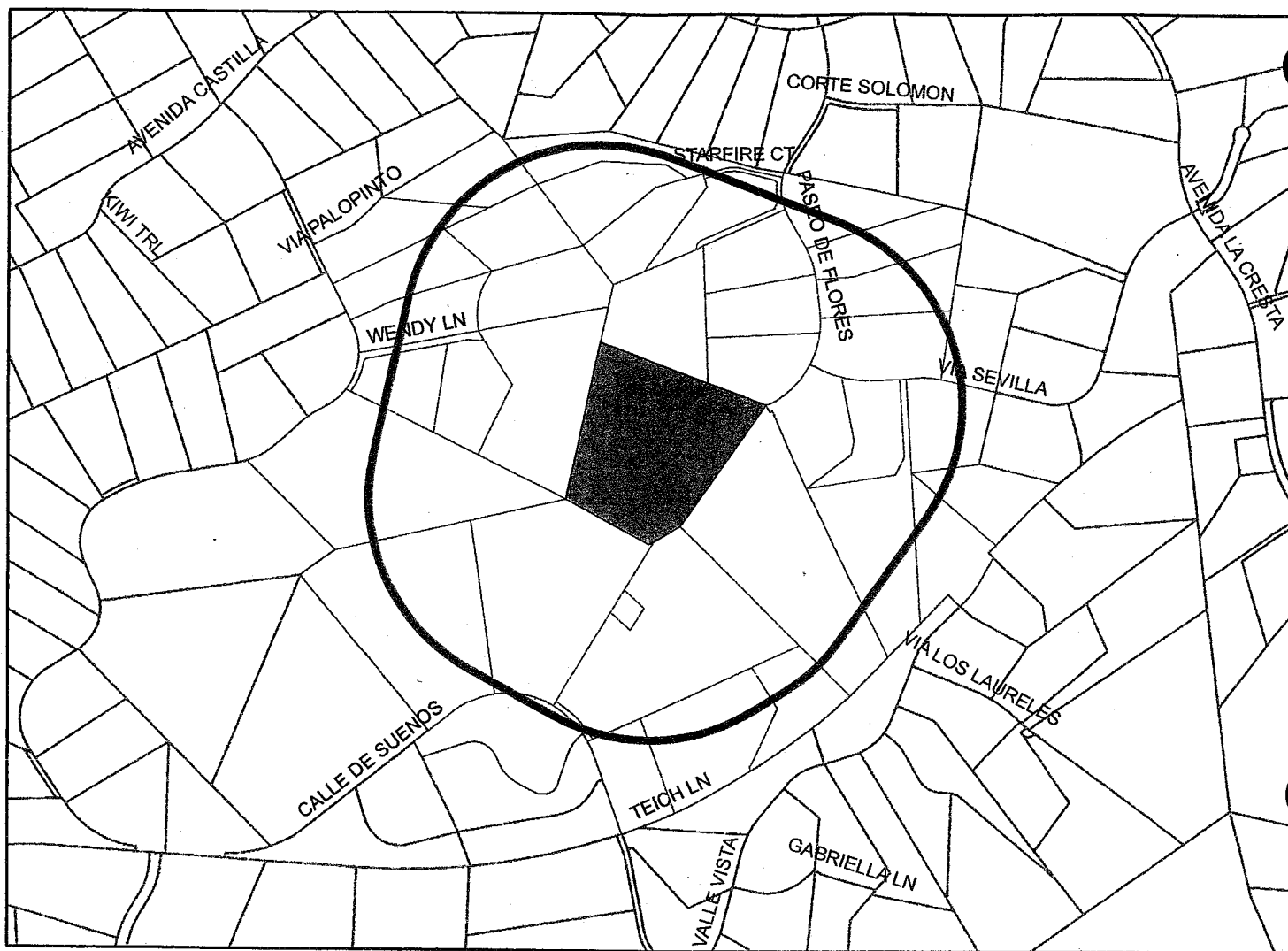
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 7/21/11 *com*  
EXPIRES: 1/21/2012

## 1200 feet buffer



### Selected Parcels

930-300-005	930-300-002	930-190-027	930-300-012	930-280-029	930-310-003	930-290-019	930-270-024	930-270-023	930-270-004
930-310-018	930-290-021	930-270-021	930-200-019	930-290-010	930-270-022	930-210-014	930-270-026	930-270-025	930-270-027
930-290-034	930-270-003	930-290-035	930-300-010	930-270-017	930-280-008	930-210-004	930-200-002	930-210-002	930-200-017
930-200-018	930-270-012	930-190-026	930-310-020	930-290-020	930-310-012	930-290-033	930-200-020	930-300-011	930-190-028
930-320-021	930-310-019								



1,200 600 0 1,200 Feet

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



ASMT: 930190026, APN: 930190026  
SUZANNE SEIDEL, ETAL  
41850 CALLE DE SEUNOS  
MURRIETA, CA. 92562

ASMT: 930200020, APN: 930200020  
LENORA POWELL, ETAL  
39628 PASEO DE FLORES  
MURRIETA, CA. 92562

ASMT: 930190027, APN: 930190027  
AMY MUSIC  
P O BOX 891028  
TEMECULA CA 92589

ASMT: 930210002, APN: 930210002  
MISCHELLE MEADORS, ETAL  
STE D8  
43397 BUSINESS PARK DR  
TEMECULA CA 92590

ASMT: 930190028, APN: 930190028  
VIRGINIA LOZANO, ETAL  
40475 TEICH LN  
MURRIETA CA 92562

ASMT: 930210004, APN: 930210004  
PAMELA MALONEY, ETAL  
35885 VALLE VISTA RD  
MURRIETA, CA. 92562

ASMT: 930200002, APN: 930200002  
MFI DEV  
7891 TALBERT AVE NO 103  
HUNTINGTON BEACH CA 92648

ASMT: 930210014, APN: 930210014  
CONSTANCE BURKE, ETAL  
40055 VALLE VISTA  
MURRIETA, CA. 92562

ASMT: 930200017, APN: 930200017  
GINA POMAR, ETAL  
21000 VIA SEVILLA  
MURRIETA, CA. 92562

ASMT: 930270003, APN: 930270003  
CAROLYN MCCrackEN, ETAL  
20450 WENDY LN  
MURRIETA, CA. 92562

ASMT: 930200018, APN: 930200018  
FIRST REGIONAL BANK, ETAL  
C/O ART STROHMEIER  
752 S STILLWATER LN  
ANAHEIM CA 92807

ASMT: 930270004, APN: 930270004  
NATALIE BRUMBY, ETAL  
20420 WENDY LN  
MURRIETA, CA. 92562

ASMT: 930200019, APN: 930200019  
DOROTHY JONES, ETAL  
39650 PASEO DE FLORES  
MURRIETA, CA. 92562

ASMT: 930270012, APN: 930270012  
NELLY PALADINES, ETAL  
20485 STARFIRE CT  
MURRIETA, CA. 92562

ASMT: 930270017, APN: 930270017  
JEFFERY SILVERS  
5267 WARNER AVE  
HUNTINGTON BEACH CA 92649

ASMT: 930280008, APN: 930280008  
LUCINDA LAWTON REUTER, ETAL  
20481 VIA PALO PINTO  
MURRIETA CA 92562

ASMT: 930270021, APN: 930270021  
NATALIE BRUMBY, ETAL  
20420 WENDY LN  
MURRIETA CA 92562

ASMT: 930280029, APN: 930280029  
BANK OF AMERICA  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

ASMT: 930270022, APN: 930270022  
ROBIN CRIST, ETAL  
20475 CAMINO BALADA  
MURRIETA CA 92562

ASMT: 930290010, APN: 930290010  
DAVID KUAN  
4765 BLUE MOUNTAIN DR  
YORBA LINDA CA 92887

ASMT: 930270023, APN: 930270023  
DEANNA WHITNEY, ETAL  
39755 PASEO DE FLORES  
MURRIETA CA 92562

ASMT: 930290019, APN: 930290019  
NICOLE FRASZ, ETAL  
2406 E MILLBANK DR  
ORANGE CA 92867

ASMT: 930270024, APN: 930270024  
FREDERICA GEISER, ETAL  
C/O AUSTIN LINSLEY  
43180 CORONA CALA CAMINO  
MURRIETA CA 92562

ASMT: 930290020, APN: 930290020  
OFELIA GARCIA, ETAL  
20550 ENTRADERO AVE  
TORRANCE CA 90503

ASMT: 930270026, APN: 930270026  
EUGENE MILLER  
20480 STARFIRE CT  
MURRIETA CA 92562

ASMT: 930290021, APN: 930290021  
JACQUELINE AMES, ETAL  
20263 WENDY LN  
MURRIETA CA 92562

ASMT: 930270027, APN: 930270027  
BARBARA MILLER, ETAL  
20480 STARFIRE CT  
MURRIETA CA 92562

ASMT: 930290033, APN: 930290033  
MICHELLE SCRANTON, ETAL  
39440 CALLE DE SUENOS  
MURRIETA CA 92562



ASMT: 930290034, APN: 930290034  
DEBRA COWELL, ETAL  
20355 WENDY LN  
MURRIETA CA 92562

ASMT: 930310003, APN: 930310003  
BEARCUB INV  
C/O RAUL ROMERO JR  
6705 BARBERRY PL  
CARLSBAD CA 92011

ASMT: 930290035, APN: 930290035  
HUNMEX  
C/O JOSEPH BENKO  
22614 RIDGELINE RD  
DIAMOND BAR CA 91765

ASMT: 930310012, APN: 930310012  
CHERYL STORRS, ETAL  
C/O CHERYL K STORRS  
2332 PERCUSSION CT  
EL CAJON CA 92021

ASMT: 930300002, APN: 930300002  
BEATRICE CRANE, ETAL  
8115 EL PASEO GRANDE  
LA JOLLA CA 92037

ASMT: 930310018, APN: 930310018  
RICHARD WILTSE, ETAL  
20875 VIA SEVILLA  
MURRIETA, CA. 92562

ASMT: 930300005, APN: 930300005  
642 HOLDINGS  
C/O ANTHONY CARUSO  
6331 GARDEN HILLS WAY  
RIVERSIDE CA 92506

ASMT: 930310019, APN: 930310019  
JONETTE DOPSON, ETAL  
P O BOX 1  
TRABUCO CANYON CA 92678

ASMT: 930300010, APN: 930300010  
EULALIE ASZMAN, ETAL  
41769 ENTERPRISE CIR 209  
TEMECULA CA 92590

ASMT: 930310020, APN: 930310020  
ELIN PENDLETON, ETAL  
451 TWO TREES RD  
RIVERSIDE CA 92507

ASMT: 930300011, APN: 930300011  
VISTA 20  
C/O MICHAEL GHAFOURI  
26800 HARPER AVE  
ST CLAIRE SHORES MI 48081

ASMT: 930320021, APN: 930320021  
SAWTIN NG, ETAL  
312 W GLEASON ST  
MONTEREY PARK CA 91754

ASMT: 930300012, APN: 930300012  
ALICE SU, ETAL  
10751 ROCKHURST AVE  
SANTA ANA CA 92705

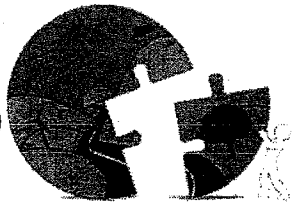
Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

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

Southern California Gas Company  
3460 Orange St.  
Riverside, CA 92506

Applicant/Owner:  
Bearcub Investments, LLC  
Attn: Raul Romero  
6705 Barberry Pl.  
Carlsbad, CA 92011

Eng-Rep:  
CG Consulting  
41635 Enterprise Circle North, Ste. B  
Temecula, CA 92590



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ TRACT MAP      ☒ MINOR CHANGE      ☐ VESTING MAP  
☐ REVISED MAP      ☐ REVERSION TO ACREAGE      ☐ EXPIRED RECORDABLE MAP  
☐ PARCEL MAP      ☐ AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 33789 M1      DATE SUBMITTED: 4-4-11

### APPLICATION INFORMATION

Applicant's Name: Bearcub Investments, LLC      E-Mail: romero@kranderson.com

Mailing Address: 6705 Barbary Place  
Carlsbad      Ca      92011  
City      State      ZIP

Daytime Phone No: (760) 877-7703      Fax No: ( )

Engineer/Representative's Name: CG Consulting      E-Mail: john@cgconsulting.us

Mailing Address: 41635 Enterprise Circle North, Ste. B  
Temecula      Ca      92590  
City      State      ZIP

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

Property Owner's Name: Same as above      E-Mail:

Mailing Address:   
              
City      State      ZIP

Daytime Phone No: ( )      Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Bearcub Investments, LLC attn: Raul Romero

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT


### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Bearcub Investments, LLC attn: Raul Romero

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 930-310-003

Section: 21 Township: 7 South Range: 4 West

Approximate Gross Acreage: 20.22 acres