

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

803 B



REVIEWED BY EXECUTIVE OFFICE
DATE 5/3/12 Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 25, 2012

SUBJECT: AGRICULTURAL PRESERVE CASE NO. 1000, CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Foli Family Partnership – Engineer/Representative: VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) and Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – **REQUEST:** The Agricultural Preserve Case proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres. The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule “D” subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

RECOMMENDED MOTION:

- 1) **THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:**

APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1000, a proposal that proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres and cancel the associated land conservation contract as depicted on Map No. 1000, subject to the conditions of approval and based on the findings and conclusions contained in Attachment No. 1 and pending adoption of the resolution for the Tentative

Carolyn Gyms Luna

Carolyn Gyms Luna
Planning Director

Initials:
CSL:ms/hs/dm

(continued on attached pages)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, **IT WAS ORDERED** that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: ATTACHMENTS FILED
xc: WITH THE CLERK OF THE BOARD

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

Prev. Agn. Ref. | **District:** 1/1 | **Agenda Number:** **16.1**

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

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE CASE NO. 1000, CHANGE OF ZONE NO. 7659,
TENTATIVE TRACT MAP NO. 35815

Page 2 of 2

Certificate of Cancellation; and,

- 2) **AT THE SEPTEMBER 15, 2010 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:**

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41950**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7659**, amending the zoning classification for the subject property from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with **Exhibit# 3**, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35815**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Foli Family Trust, is requesting consideration of Agricultural Preserve Case No. 345 (AG01000) proposing to diminish Rancho California Agricultural Preserve No. 18, Map No. 354, and cancel the land conservation contract as it applies to a portion of the Tentative Tract Map (which is the alternate proposed land use). On July 30, 2009 the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Rancho California Agricultural Preserve No. 18, Map No. 354, as depicted on Map No. 1000.

Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (SDC) for a mandatory 30-day review and comment period. Staff received no responses. Appraisals are attached to this Form 11.

CAPTAC recommended APPROVAL of the proposed diminishment citing that the cancellation was consistent with the provisions of the Agricultural Land Conservation Act of 1965. The Planning Department concurs with CAPTAC's conclusion.

Lastly, the Environmental Assessment (EA) that went to the Planning Commission did not include a reference to the Agricultural Case on the title page or in the project description. The Agricultural Case is not acted on by the Planning Commission in any way, so the information was essential at that stage. Additionally, the public will have another opportunity to review the document when public notice for the Board hearing is posted. It is important to note, however, that all analysis of environmental impacts were included in the EA. For Board, the EA title page and project description have been revised to include the Agricultural Case and the revised EA has replaced the original EA in the attached Staff Report package.

May 30, 2012

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
PO Box 1147
Riverside, CA 92502

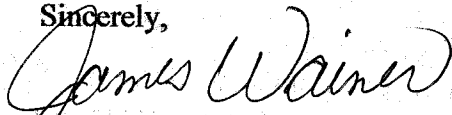
Dear Kecia Harper-Ihem, Clerk of the Board,

I am writing this correspondence to express my concern regarding the Change of Zone No. 7659. It is my understanding that this proposes a change from Light Agriculture a residential subdivision.

I would like to express to you that this is not a good idea as it will not only impact the beauty of this acreage, but with the added building of homes, the traffic is sure to increase. These issues will surely affect the quality of living that we have become accustomed to here in this particular area. The growth and development that the Temecula / Murrieta area has seen in the past 15 years is so great that just traveling to and from these two cities has become very frustrating at certain times of the day. I just don't believe the pros outweigh the cons with the proposal of this zone change.

Thank you for your time and consideration,

Sincerely,

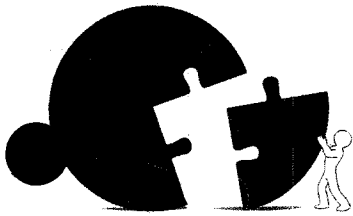


James Wainer

20491 Carancho Rd

Temecula, CA 92590

2012-0-113319 6/5/12 16.1



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: AGRICULTURAL PRESERVE CASE NO. 1000, CHANGE OF ZONE NO. 7659,
TENTATIVE TRACT MAP NO. 35815

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: April 19, 2012

Applicant/Project Sponsor: Foli Family Trust LTD Date Submitted: May 12, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR35815\PC\TR35815 AG01000 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41950 ZCFG05298

FOR COUNTY CLERK'S USE ONLY

JUN - 5 2012 16.1

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0803143

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

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

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

Received from: FOLI FAMILY LTD PARTNERSHIP \$64.00
paid by: RC 4201
CFG FEE FOR EA41950
paid towards: CFG05298 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 20, 2008 07:32
TDELEONT posting date May 20, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1100593

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

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

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

Received from: FOLI FAMILY LTD PARTNERSHIP \$33.75
paid by: CK 1575
CFG FEE FOR EA41950
paid towards: CFG05298 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 24, 2011 14:40
MGARDNER posting date Jan 24, 2011

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1005258

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

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

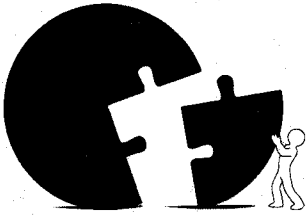
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FOLI FAMILY LTD PARTNERSHIP
paid by: CK 4574
CFG FEE FOR EA41950
paid towards: CFG05298 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$2,010.25

By _____ May 12, 2010 13:04
SBROSTRO posting date May 12, 2010

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

803 B

DATE: April 19, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

06-05-2012
KI

SUBJECT: AGRICULTURAL PRESERVE CASE NO. 1000, CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815

(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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" 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 and Mit Neg Dec Forms
Fish & Game Receipt (CFG05298)

Do not send these documents to the County Clerk for posting until the Board has taken final ac

AG 1000
ZC 7659
TTM 35815

06-05-12

16.1

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

"Planning Our Future... Preserving Our Past"



**COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX SPRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570**

PETER ALDANA
ASSISTANT
County Clerk-Recorder Division

LARRY W. WARD
Assessor-County Clerk-Recorder

To: Jeff Stone, CHAIRMAN, BOARD OF SUPERVISORS
From: LARRY W. WARD, ASSESSOR - CLERK - RECORDER
Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND (**AG01000**)
FOR AGRICULTURAL PRESERVE RANCHO CALIF NO 18 MAP NO 354
(FOLI FAMILY PARTNERSHIP)

DATE: 04-12-2012

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283(a) and Title 18, California Administrative Code, Section 470, that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
933-040-017-8 (44.66 ACRES)	625,000	625,000	78,125.00
TOTAL:	<u>625,000</u>	<u>625,000</u>	<u>78,125.00</u>

TOTAL CANCELLATION FEE [Per Section 51283 (a)] \$78,125.00

TOTAL CURRENT MARKET VALUE: 625,000

Very truly yours,

LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: 04-12-2012

by JAMES HARLOW
JAMES HARLOW, Supervising Appraiser,
Riverside County Assessor



COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX SPRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570

PETER ALDANA
ASSISTANT
County Clerk-Recorder Division

LARRY W. WARD
Assessor-County Clerk-Recorder

**Assessor's Parcel Number
& Agricultural Preserve Cancellation Valuation Summary**

EFF 4/12/2012:

Per list submitted by County Of Riverside Planning Department

APN	ACRES	CANC VALUE	%	CANC FEE
933-040-017-8	44.66	\$625,000	12.50%	\$78,125
1	<u>44.66 AC</u>	<u>\$625,000</u>		<u>\$78,125</u>



COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX SPRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570

PETER ALDANA
ASSISTANT
County Clerk-Recorder Division

LARRY W. WARD
Assessor-County Clerk-Recorder

GIS Aerial View



PARCEL NO # 933-040-017-9
44.66 ACRES

**AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No. Rancho California Agricultural Preserve No. 18 Map No. 1000
Applicant's Name: Fran White/Foli Family Ltd. Partnership Date Received 4-14-08
Address: P. O. Box 1762, Fallbrook, CA 92088 Supv. Dist. First

1. **Planning Department**

- A. Type of Application: _____ Establish _____ Enlarge
_____ Disestablish _____ X _____ Diminish
- B. Acreage: 44.66 acres
- C. Cities within 1 mile: None
- D. Existing Zoning: *Light Agriculture - 20 acre minimum lot size (A-1-20)
- E. Existing Land Use: Agriculture - Scattered groves, Single-Family Residential
- F. General Plan Land Use: Rural: Rural Mountainous (RM-R)
- G. General Location: North of and adjacent to Carancho Road, south of and adjacent to El Calamar Road, easterly and westerly of El Calamar Road in the Rancho California area of western Riverside County.

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
Currently not engaged in commercial agriculture.
- B. Number and type of livestock: None.

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Citrus, grapes.
- B. Availability of irrigation water: Not an issue.
- C. Nuisance effects: None.

4. **Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

AG01000 – RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 18, MAP NO. 354

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
1. That the cancellation is for land on which a notice of nonrenewal has been served.	TRUE	TRUE	TRUE		TRUE
2. The cancellation is not likely to result in the removal of adjacent lands from agriculture	TRUE	TRUE	TRUE		TRUE
3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.	TRUE	TRUE	TRUE		TRUE
4. The cancellation will not result in discontinuous patterns of urban development.	TRUE	TRUE	TRUE		TRUE
5. A. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, B. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.	FALSE				
	TRUE	5B) TRUE	5B) TRUE		5B) TRUE

Use True (Agree) or False (Do Not Agree) to answer each statement.

B. Comparison of soil acreage (estimated):

- _____ % Class I & II
_____ % Class III, IV, & VI
_____ % Class VII & VIII

C. Has a Soils Conservation Plan been prepared for this property? _____

D. Soils problems: _____

5. **Assessor**

A. Last annual assessed valuation: 2008 RV: \$201,889.00

B. Estimated annual assessed valuation: FBY: \$234,530.00

C. Estimated differential: \$ 32,641.00

D. Penalty fee (if applicable): \$160,000.00

E. Assessor's parcel numbers, acreage and owner's names:
APN 933-040-017-9 (44.66 acres)

Foli Family Ltd. Partnership
ATTN: Fran White
P. O. Box 1762
Fallbrook, CA 92088

6. **County Counsel**

7. **Committee recommendation on application:** X Acceptable Not acceptable

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed cancellation of the land conservation contract on the subject site. The purpose of this evaluation was to determine if the proposed cancellation is consistent with the purpose of the Land Conservation Act of 1965. Based on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed cancellation is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed cancellation is consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed cancellation.

A majority of CAPTAC members affirmed five of the five findings necessary to conclude that the proposed cancellation is consistent with the Act (Natural Resource Conservation Service was not present). CAPTAC made the following findings:

- I. **The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245.** A Notice of Non-Renewal was filed with the Planning Department on **April 27, 2007**, and was recorded by the Riverside County Clerk and Recorder on **May 9, 2007** as Instrument No. **2007-0309675**. A majority of CAPTAC members found that a Notice of Non-Renewal had been served on the site.

- II. **The cancellation is not likely to result in the removal of adjacent lands from agricultural use.** The subject parcel is located in the Southwest Area Plan (SWAP) of western Riverside County in the Santa Rosa Plateau/De Luz area. This area is set in the Santa Ana Mountains west of the Cities of Temecula and Murrieta and is characterized by rolling hills, steep slopes, and valleys, which are dotted with avocado and citrus farms on large lots, generally ranging between 5 to 25 acres. Although the parcel is designated Rural Mountainous (RM) (1 dwelling unit/10 acres), it is also subject to the Santa Rosa Plateau/De Luz Policy Area policies which permit a minimum lot size of 5 acres and is intended to help maintain the rural and natural character of the area, account for its varied topography and development constraints, and preserve scenic resources by allowing development of parcels subject to review on a case-by-case basis. Many parcels located in this area are within an agricultural preserve and under current contract. However, this has been the case for the last two decades. Continued rural development in this area will occur with or without the proposed cancellation and this cancellation, in and of itself, is not likely to result in the removal of adjacent lands from agricultural use. Based on this fact, a majority of CAPTAC members concluded that the cancellation would not result in the removal of adjacent lands from agricultural use.

- III. **The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.** The subject parcel is located in the Southwest Area Plan (SWAP) of western Riverside County in the Santa Rosa Plateau/De Luz area. This area is set in the Santa Ana Mountains west of the Cities of Temecula and Murrieta and is characterized by rolling hills, steep slopes, and valleys, which are dotted with avocado and citrus farms on large lots, generally ranging between 5 to 25 acres. Although the parcel is designated Rural Mountainous (RM) (1 dwelling unit/10 acres), it is also subject to the Santa Rosa Plateau/De Luz Policy Area policies which permit a minimum lot size of 5 acres and is intended to help maintain the rural and natural character of the area, account for its varied topography and development constraints, and preserve scenic resources by allowing development of parcels subject to review on a case-by-case basis. Many parcels located in this area are within an agricultural preserve and under current contract. However, this has been the case for the last two decades. Continued rural development in this area will occur with or without the

proposed cancellation and this cancellation, in and of itself, is not likely to result in the removal of adjacent lands from agricultural Plan. A majority of CAPTAC members found that the proposed cancellation is for an alternative land use which is consistent with the Riverside County General Plan and with the applicant's proposed change of zone from A-1-20 to R-A-5.

IV. **The cancellation will not result in discontinuous patterns of urban development.** The parcel is located in the Southwest Area Plan (SWAP) and is designated Rural Mountainous (RM), which allows development of one dwelling unit per 10 acres (1 dwelling unit /10 acres). The subject parcel is also located within the Santa Rosa Plateau/De Luz Policy Area. The intent of this Policy Area is to allow smaller lot subdivisions while ensuring that land use constraints are properly addressed through engineering studies and building design. The subject parcel is surrounded on the north, south, east and west by parcels which are designated RM and zoned A-1-10, A-1-20 (Light Agriculture - 20 acres minimum lot size), R-A-5, R-A-10 (Residential Agriculture - 5 and 10 acre minimum lot size), and R-R (Rural Residential). Surrounding uses are similar and most properties still support agricultural uses. Many parcels located in this area are within an agricultural preserve and under current contract. However, this area has remained in some form of agricultural use for several decades. Continued rural development will occur with or without the proposed cancellation with the primary limiting factor for subdivision being the ability of the land to support septic use. A majority of CAPTAC members found that this cancellation will not result in discontinuous patterns of urban development.

V. **There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land.** A majority of CAPTAC members found that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land. As indicated in the County Geographic Information System maps, most of the land in the area is subject to contract, already subdivided or subject to geographical constraints. Surrounding uses are similar and most properties still support agricultural uses. Many parcels located in this area are within an agricultural preserve and under current contract. However, this area has remained in some form of agricultural use for several decades. Continued rural development will occur with or without the proposed cancellation and will connect the contracted land to existing roads and infrastructure and support septic use.



**COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX SPRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570**

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

LARRY W. WARD
Assessor-County Clerk-Recorder

To: Jeff Stone, CHAIRMAN, BOARD OF SUPERVISORS
From: LARRY W. WARD, ASSESSOR - CLERK - RECORDER
Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND (**AG01000**)
FOR AGRICULTURAL PRESERVE RANCHO CALIF NO 18 MAP NO 354
(FOLI FAMILY PARTNERSHIP)

DATE: 07-30-2009

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283(a) and Title 18, California Administrative Code, Section 470, that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
933-040-017-8 (44.66 ACRES)	848,000	848,000	106,000.00
TOTAL:	<u>848,000</u>	<u>848,000</u>	<u>106,000.00</u>

TOTAL CANCELLATION FEE [Per Section 51283 (a)] \$106,000.00

TOTAL CURRENT MARKET VALUE: 848,000

Very truly yours,

LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: _____

by _____
JAMES HARLOW, Supervising Appraiser,
Riverside County Assessor

**EXHIBIT A
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 18
MAP NO. 1000
(DIMINISHMENT)**

The following described Real Property of Riverside County, State of California,
described as follows:

Parcel No. 21 of Parcel Map Book 8/78-83, Records of Riverside County;

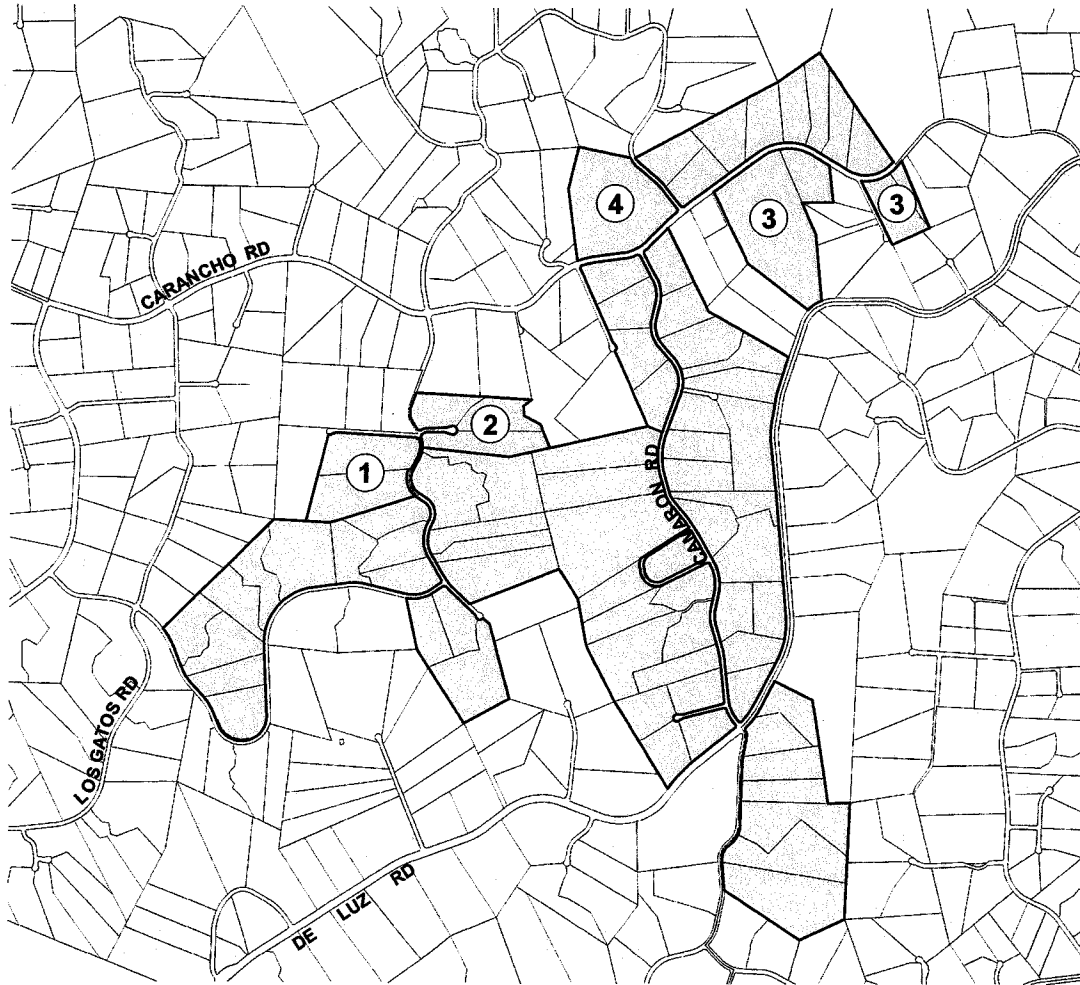
EXCEPTING therefrom, that portion in the Rights of Way of Carancho Road and El
Calamar Road.

Assessor Parcel No.	Acres (net)	Owners
933-040-017-9	44.66	Foli Family Ltd. Partnership
TOTAL	44.66	

MAP NO. 354 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 18

AMENDED BY MAP NO. 438, 456, 610, 1000

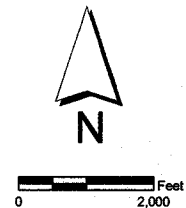
T. 8S., R. 4W. S.B.B. & M.



AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 15, 1977, MAP NO. 438
- NO. 2, (ENLARGEMENT), JANUARY 31, 1978, MAP NO. 456
- NO. 3, (ENLARGEMENT), FEBRUARY 26, 1985, MAP NO. 610
- NO. 4, (DIMINISHMENT), MAP NO. 1000

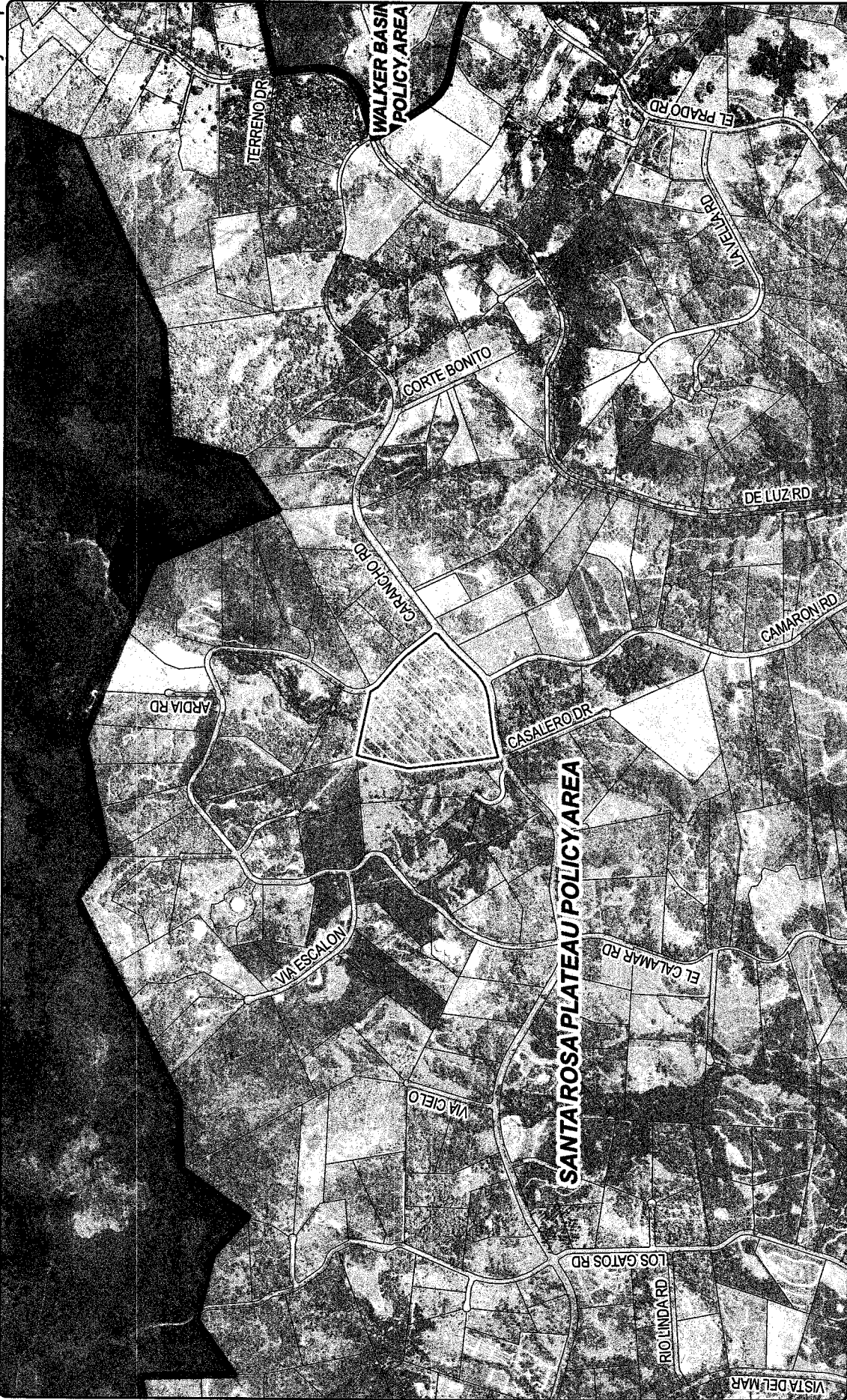
ADOPTED ON FEBRUARY 3, 1976
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
VICINITY/POLICY AREAS**

Supervisor Buster
District 1

Date Drawn: 09/23/09
Vicinity Map



Zoning Area: Rancho California
Township/Range: T8SR4W
Section : 11

Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1



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) 355-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at planning.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
LAND USE

Supervisor Buster
District 1

Date Drawn: 9/23/09
Exhibit 1

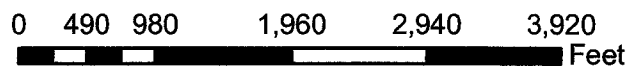


Zoning Area: Rancho California
Township/Range: T8SR4W
Section: 11



Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1
Edition 2009

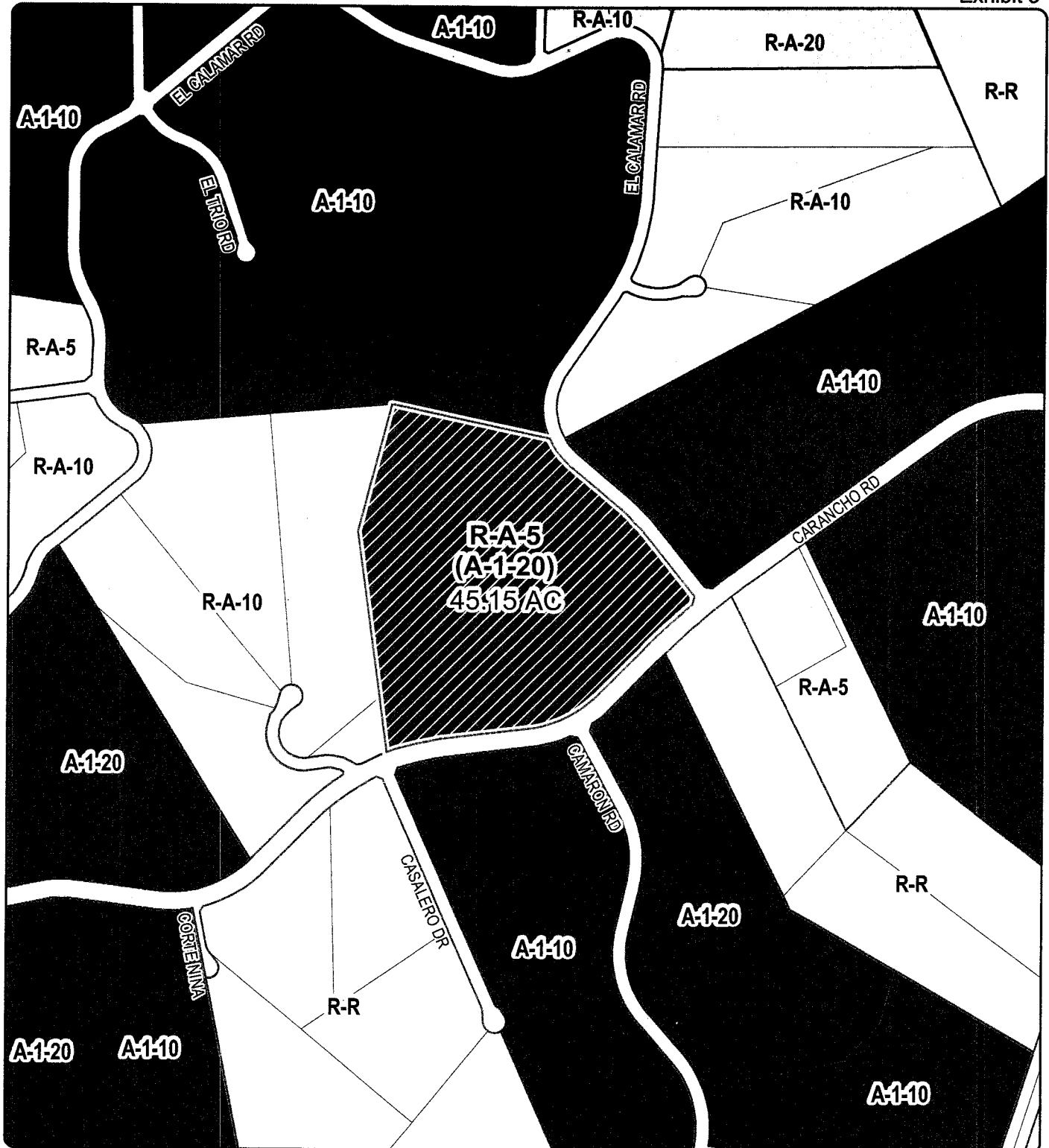
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**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
PROPOSED ZONING**

Supervisor Buster
District 1

Date Drawn: 9/23/09
Exhibit 3



Zoning Area: Rancho California
Township/Range: T8SR4W
Section : 11

Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07659 TR35815

EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 9/23/09
Exhibit 5

OS-CH



Zoning Area: Rancho California
Township/Range: T8SR4W
Section: 11

Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1
Edition 2009

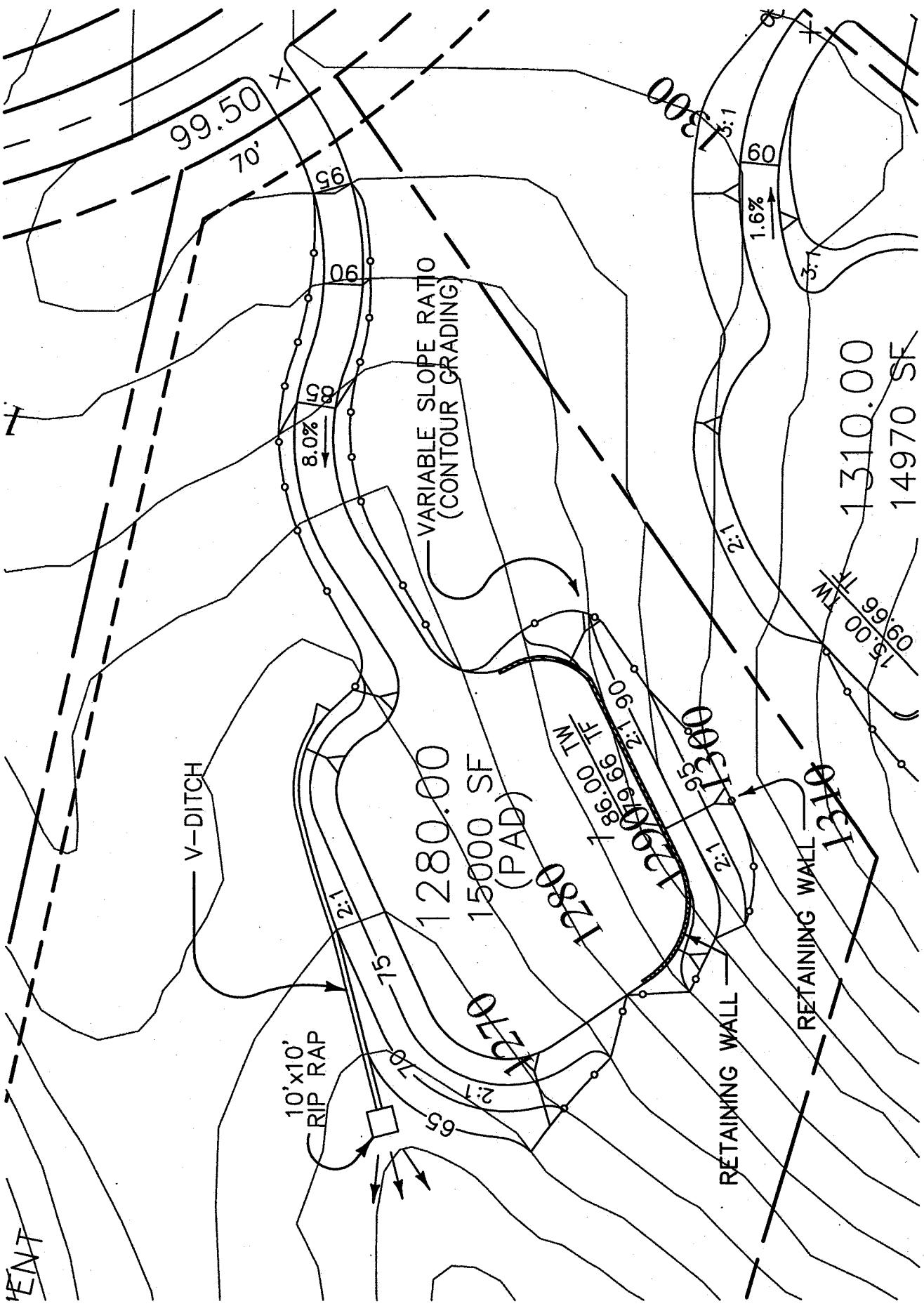


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AERIAL PHOTOGRAPH

1" = 100' TO SCALE



99.50
70'

8.0%
1:40

VARIABLE SLOPE RATIO
(CONTOUR GRADING)

V-DITCH

10'x10'
RIP RAP

1280.00
15000 SF
(PAD)

1280

1300

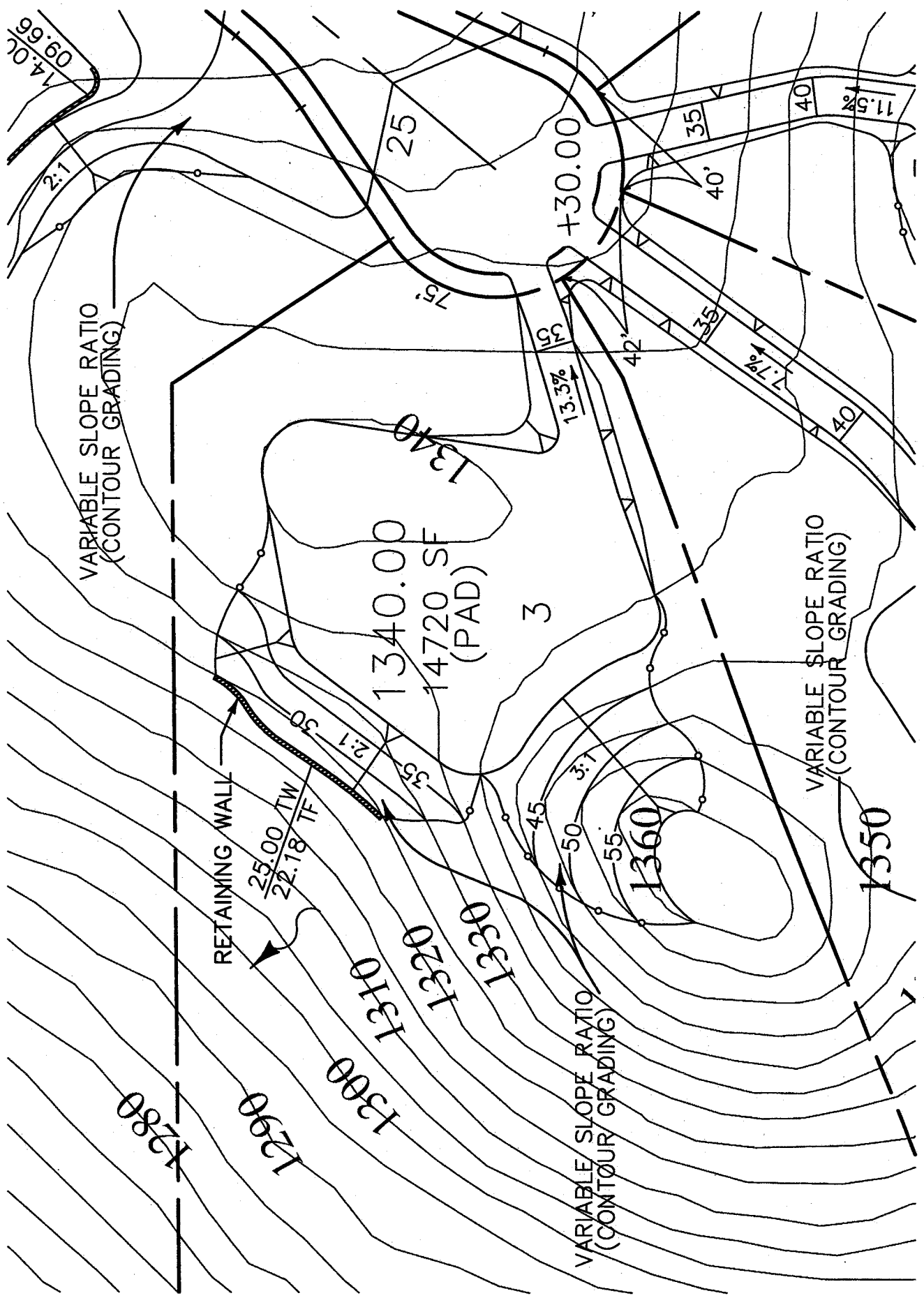
RETAINING WALL

1310

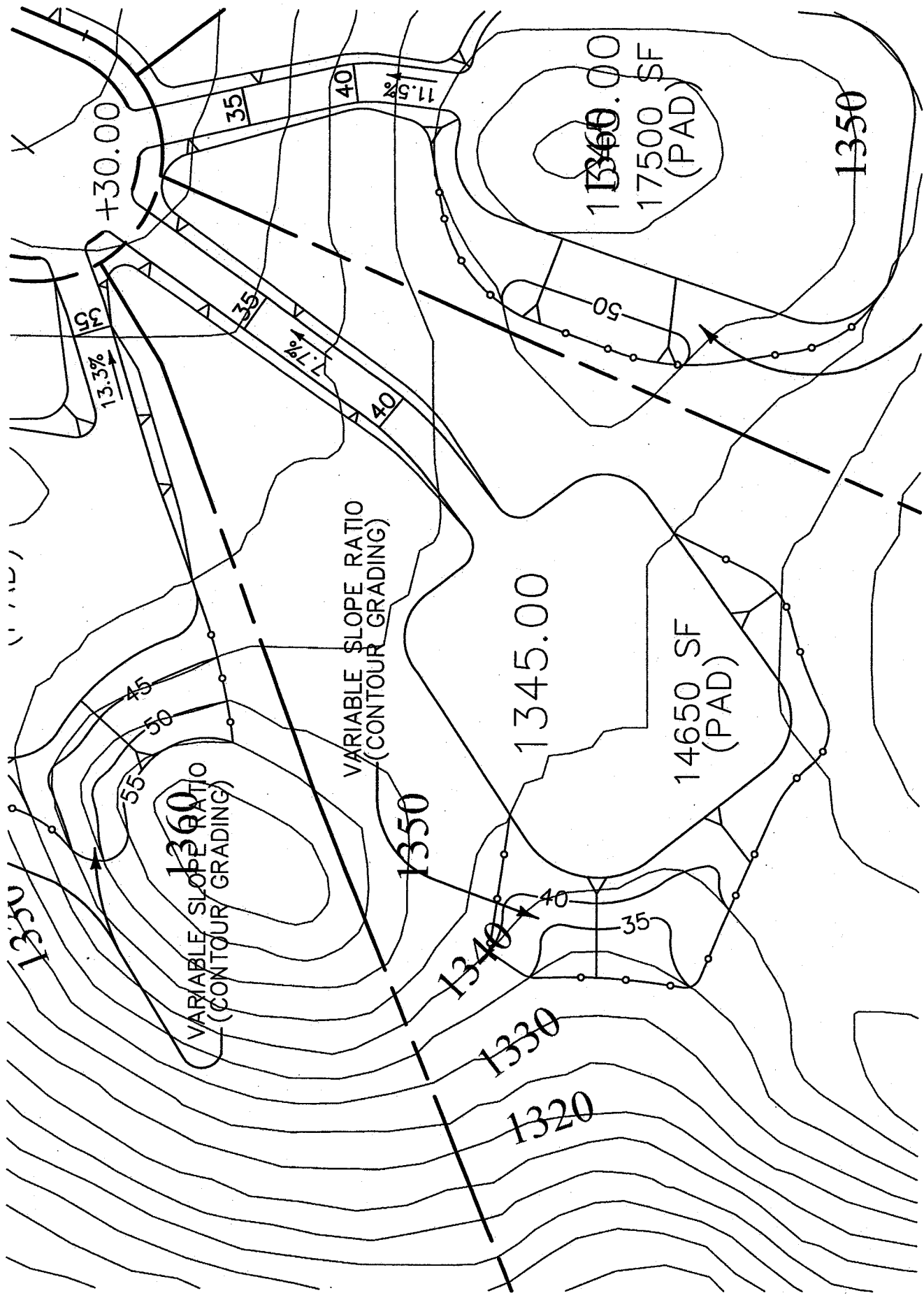
1310.00
14970 SF

SCALE: 1"=50'

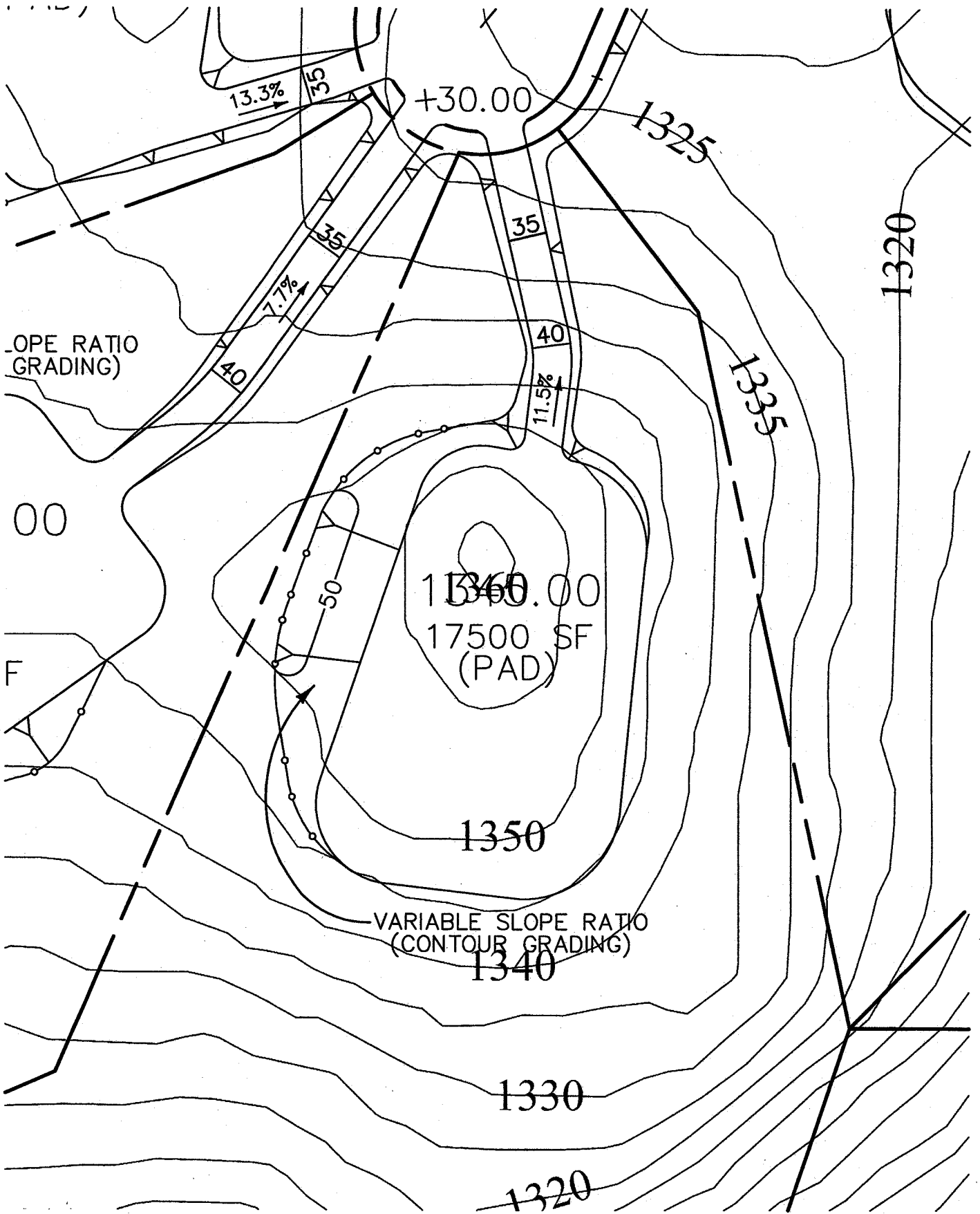
ENT



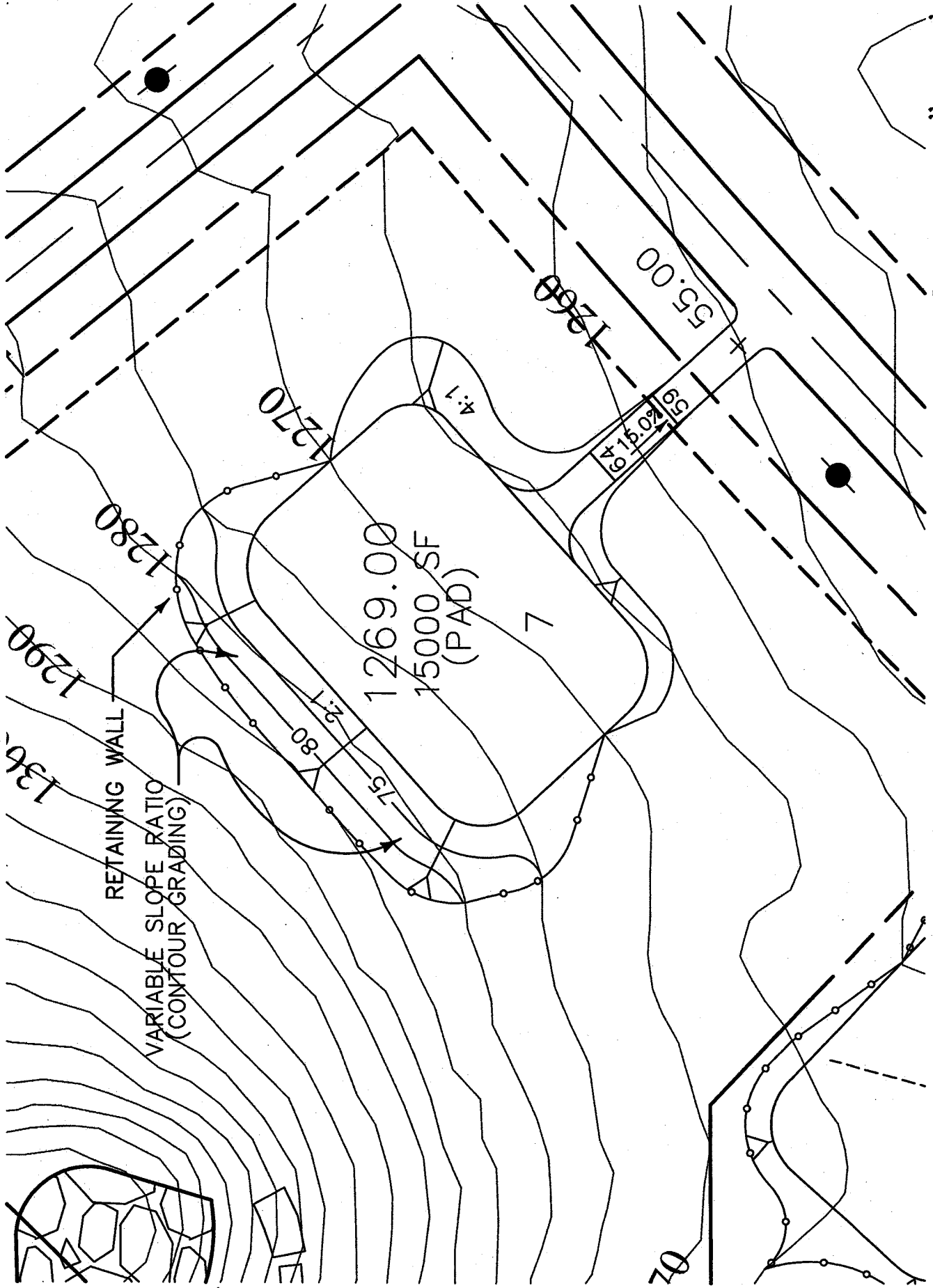
SCALE: 1" = 50'



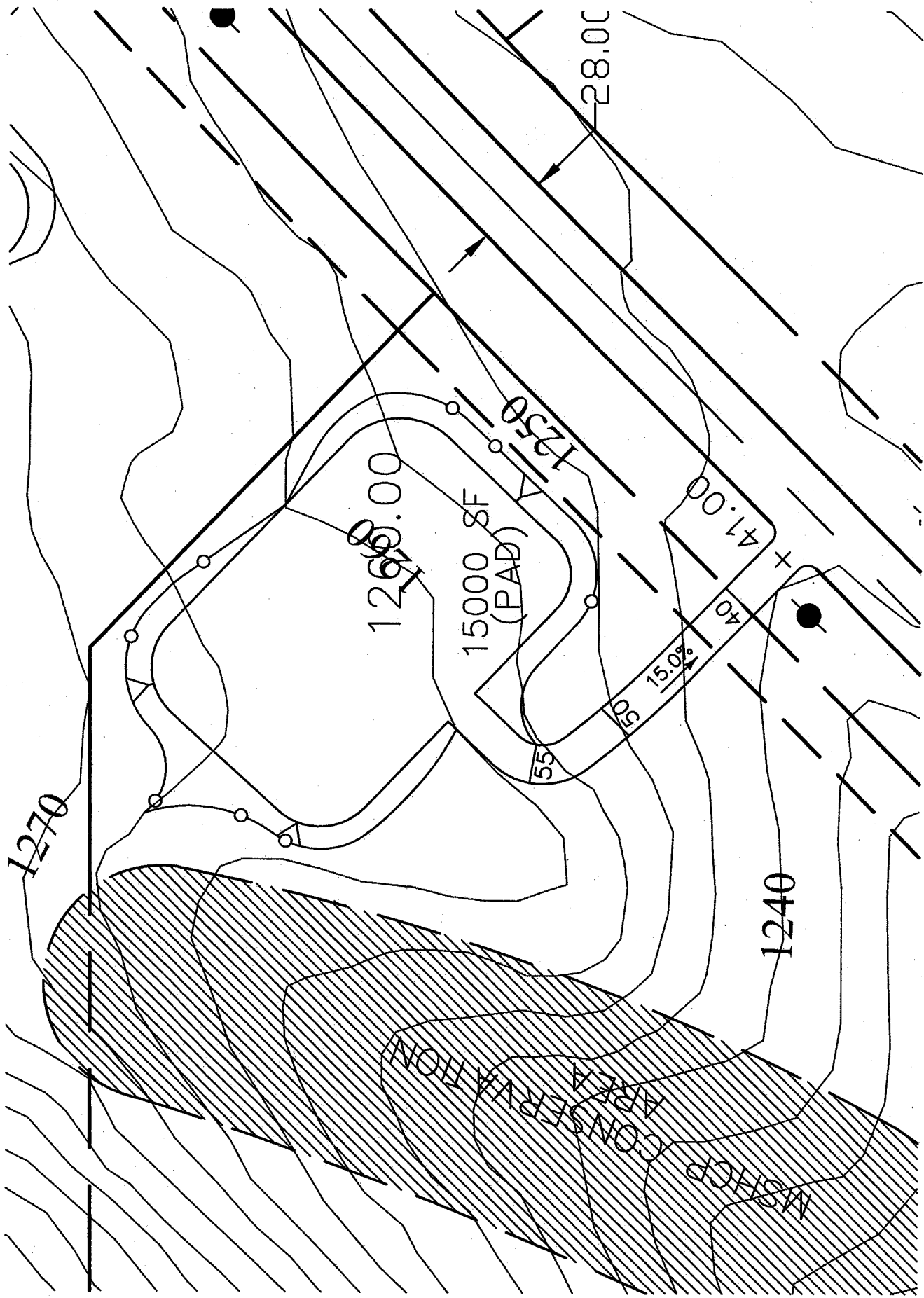
SCALE: 1"=50'



SCALE: 1"=50'

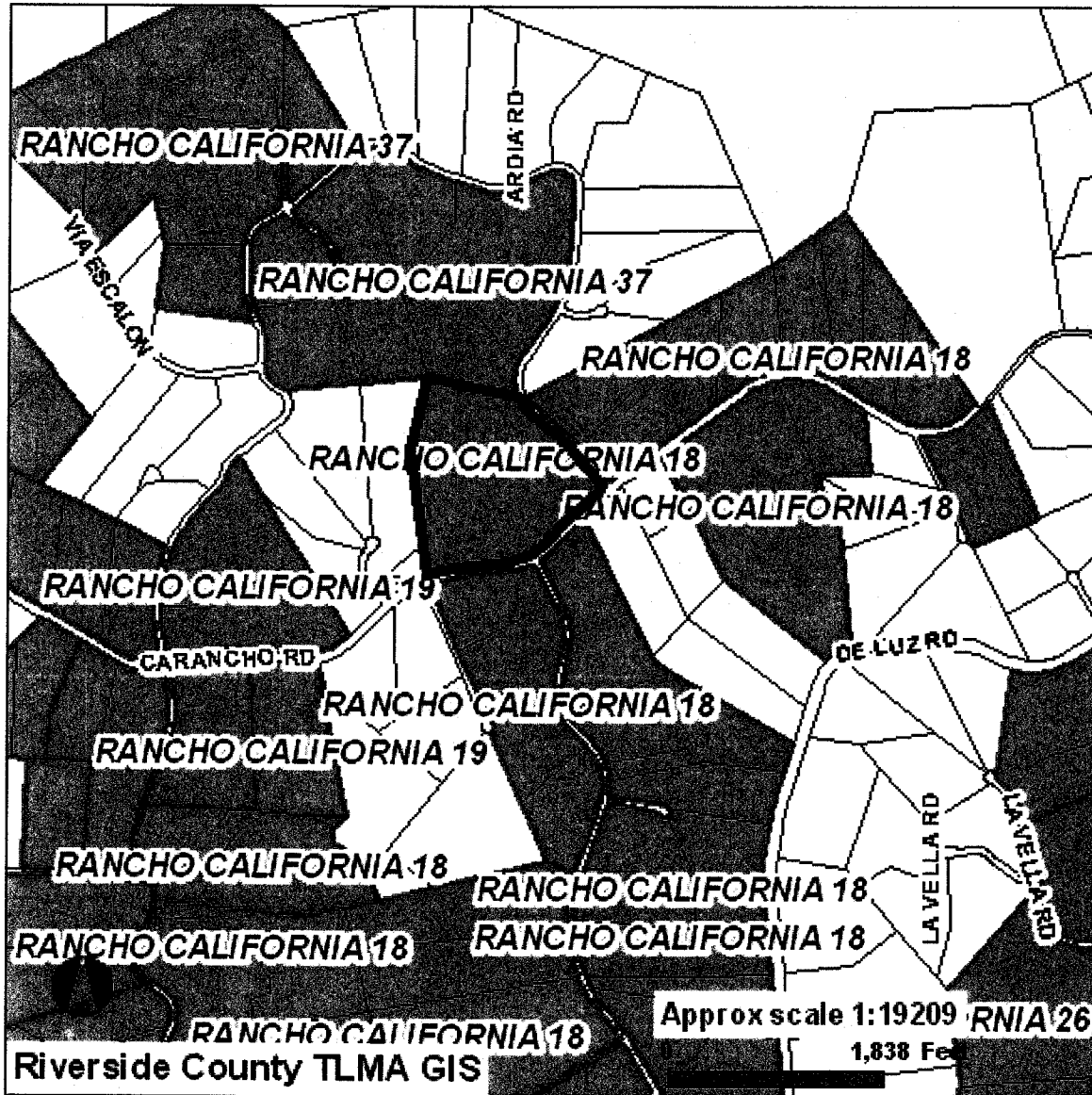


SCALE: 1" = 50'



SCALE: 1" = 50'

AG01000



Selected parcel(s):
933-040-017

AGRICULTURE PRESERVE

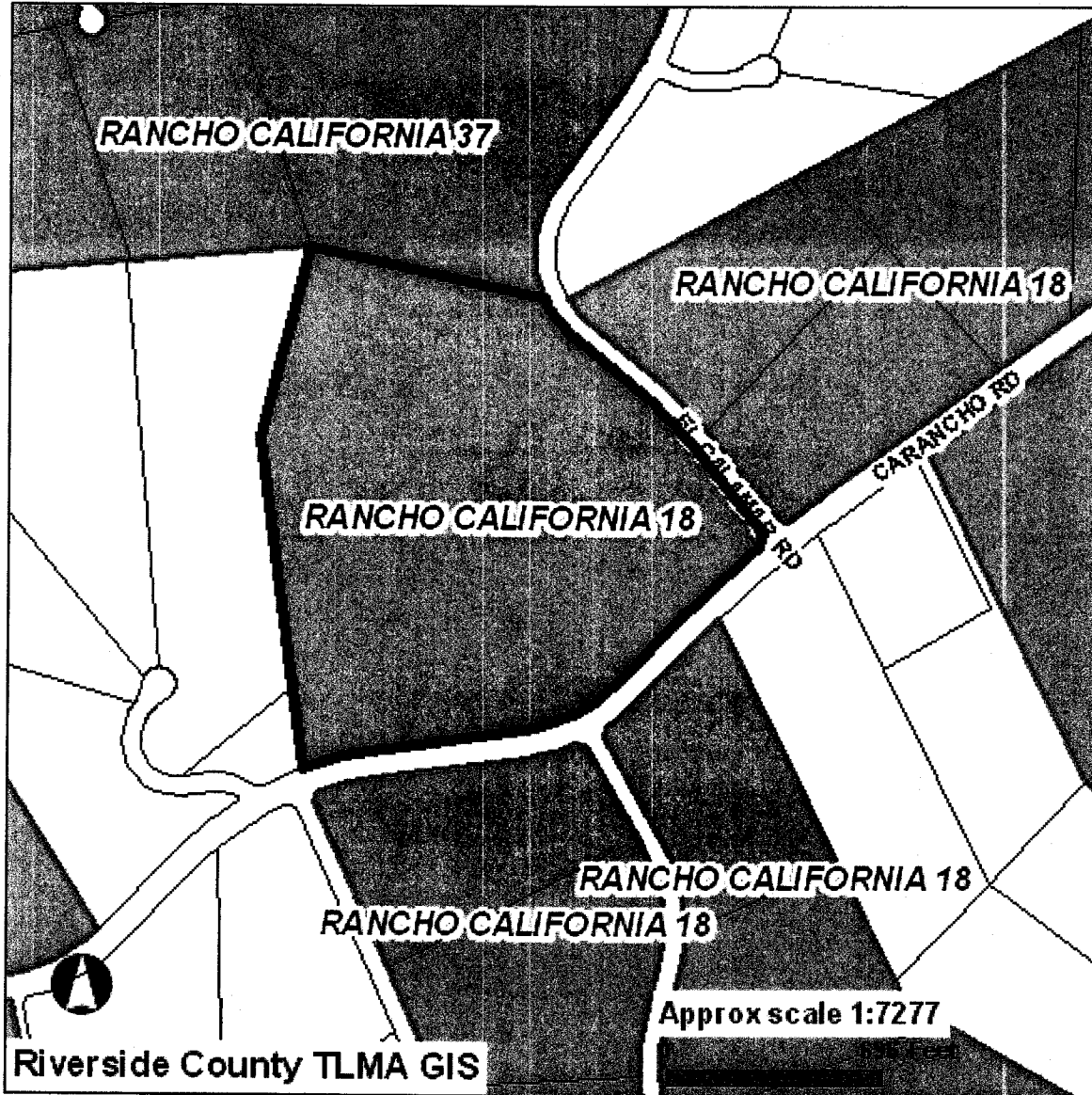
- SELECTED PARCEL
- PARCELS
- AGRICULTURE PRESERVE
- CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Dec 22 14:36:17 2008

AG01000



Selected parcel(s):
933-040-017

AGRICULTURE PRESERVE

- SELECTED PARCEL
- PARCELS
- AGRICULTURE PRESERVE
- CITY BOUNDARY

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REPORT PRINTED ON...Mon Dec 22 14:34:35 2008

Agenda Item No.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: September 15, 2010

Change of Zone No. 7659
Tentative Tract Map No. 35815
E.A. Number: 41950
Applicant: Foli Family Partnership
Engineer/Representative: VSL Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7659 proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Tract Map No. 35815 is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

The project site is located in the Community of Santa Rosa in the Southwest Area Plan. More specifically, the site is located northwesterly corner of El Calamar Road and Carancho Road.

BACKGROUND:

The project is located in the Rancho California No. 18 Agricultural Preserve. An application, AG01000, has been submitted to cancel this agricultural preserve.

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. #3): | Light Agriculture – 20 Acre Minimum (A-1-20) |
| 4. Proposed Zoning (Ex. #3): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #3): | Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west |
| 6. Existing Land Use (Ex. #1): | Vacant land, one (1) existing residential home, and orchards |
| 7. Surrounding Land Use (Ex. #1): | Large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. |
| 8. Project Data: | Total Acreage: 44.66
Total Proposed Lots: 8
Proposed Min. Lot Size: 5 Acres
Schedule: D |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41950**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7659**, amending the zoning classification for the subject property from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with **Exhibit# 3**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35815**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed R-A-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 D 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 (MSCHP).

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

1. The project site is designated Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west.
3. The project site is within the Santa Rosa Plateau Policy Area of the Southwest Area Plan, and as such the following applies:

SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

The proposed project complies with these provisions.

4. The existing zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).
5. The project proposes to change the zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed subdivision of 44.66 into eight (8) residential parcels with a minimum lot size of five (5) acres is a permitted use, subject to approval of a tentative tract map, in the Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed subdivision of 44.66 into eight (8) residential parcels with a minimum lot size of five (5) acres is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
8. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west.
9. Similar subdivisions have been recorded and are developed in the project vicinity.
10. This project is located within Criteria Cell No. 7045 and 7142 of the Multi-Species Habitat Conservation Plan, and as such is required to dedicate via a conservation easement the 10.08-acre area determined for conservation under Habitat Acquisition and Negotiation Strategy (HANS) No. 1876 and as shown on the Tentative Map prior to recordation. This project fulfills those requirements.
11. Environmental Assessment No. 41950 identified the following potentially significant impacts:
 - a. Agricultural & Forestry Resources
 - b. Biological Resources
 - c. Hydrology/Water Quality
 - d. Geology / Soils

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area/Zone;
 - c. A Redevelopment Area;
 - d. The boundaries of a Specific Plan;
 - e. A mapped area of potential for liquefaction or susceptibility to subsidence;
 - f. A Community Service Area (CSA);
 - g. A 100-year flood plain, an area drainage plan, or dam inundation are; or,
 - h. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District;
 - b. WRMSHCP Criteria Cell Nos. 7045 and 7142;
 - c. The Santa Rosa Plateau Policy Area;
 - d. Agricultural Preserve #18 (Rancho California);
 - e. Light Ordinance 655 Zone B (24.76 miles); and,
 - f. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 930-040-017.
5. Related cases: AG01000

MS:
Y:\Planning Case Files-Riverside office\TR35815\PC\TR35815_Staff Report.doc
Date Prepared: 12/26/08
Date Revised: 12/26/08

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
VICINITY/POLICY AREAS

Supervisor Buster
 District 1

Date Drawn: 09/23/09
 Vicinity Map



Assessors Bk. Pg. 933-40
 Thomas Bros. Pg. 977 D1

Zoning Area: Rancho California
 Township/Range: T8SR4W
 Section: 11

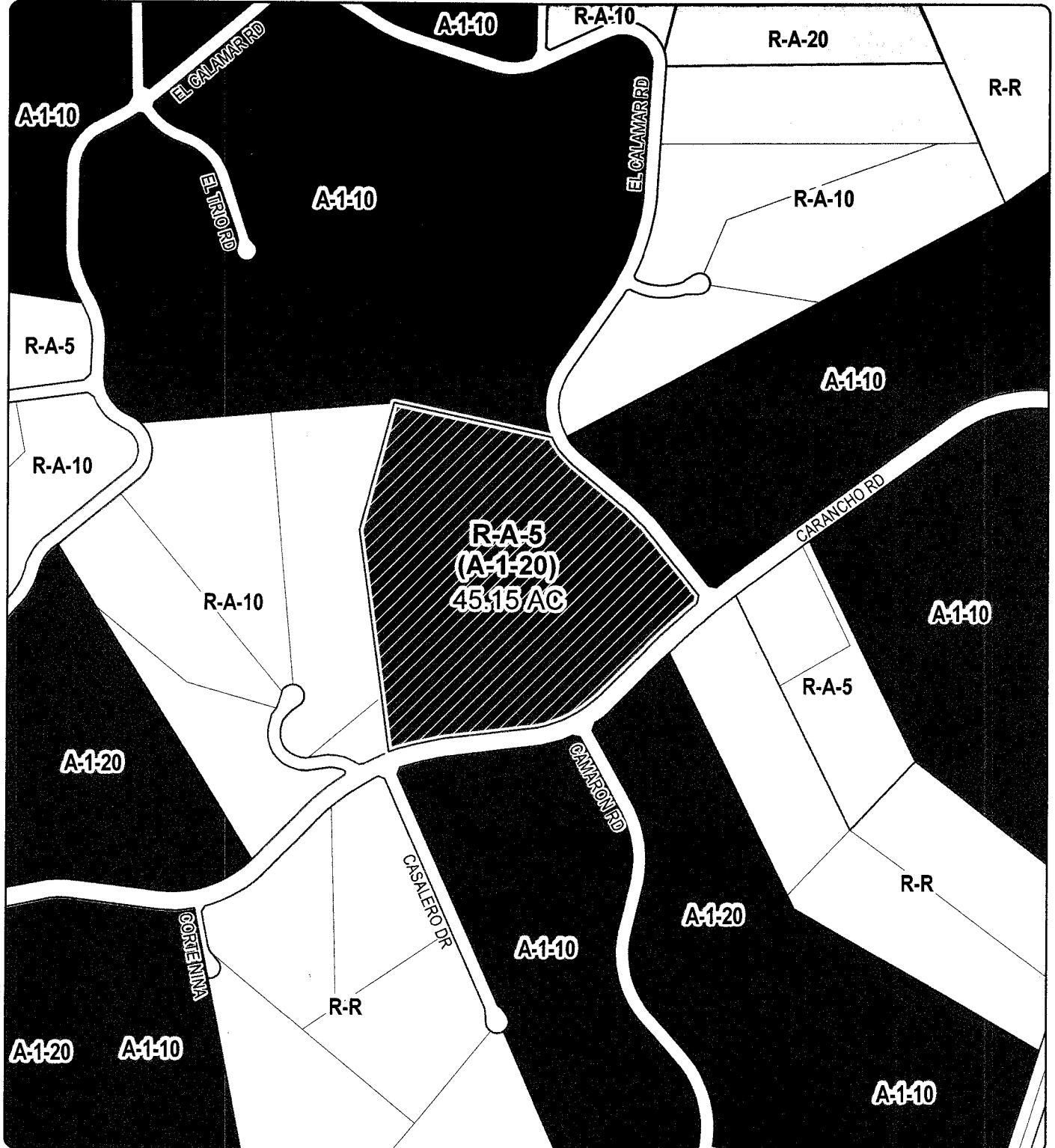
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
PROPOSED ZONING

Supervisor Buster
 District 1

Date Drawn: 9/23/09
 Exhibit 3



Zoning Area: Rancho California
 Township/Range: T8SR4W
 Section : 11

Assessors Bk. Pg. 933-40
 Thomas Bros. Pg. 977 D1
 Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

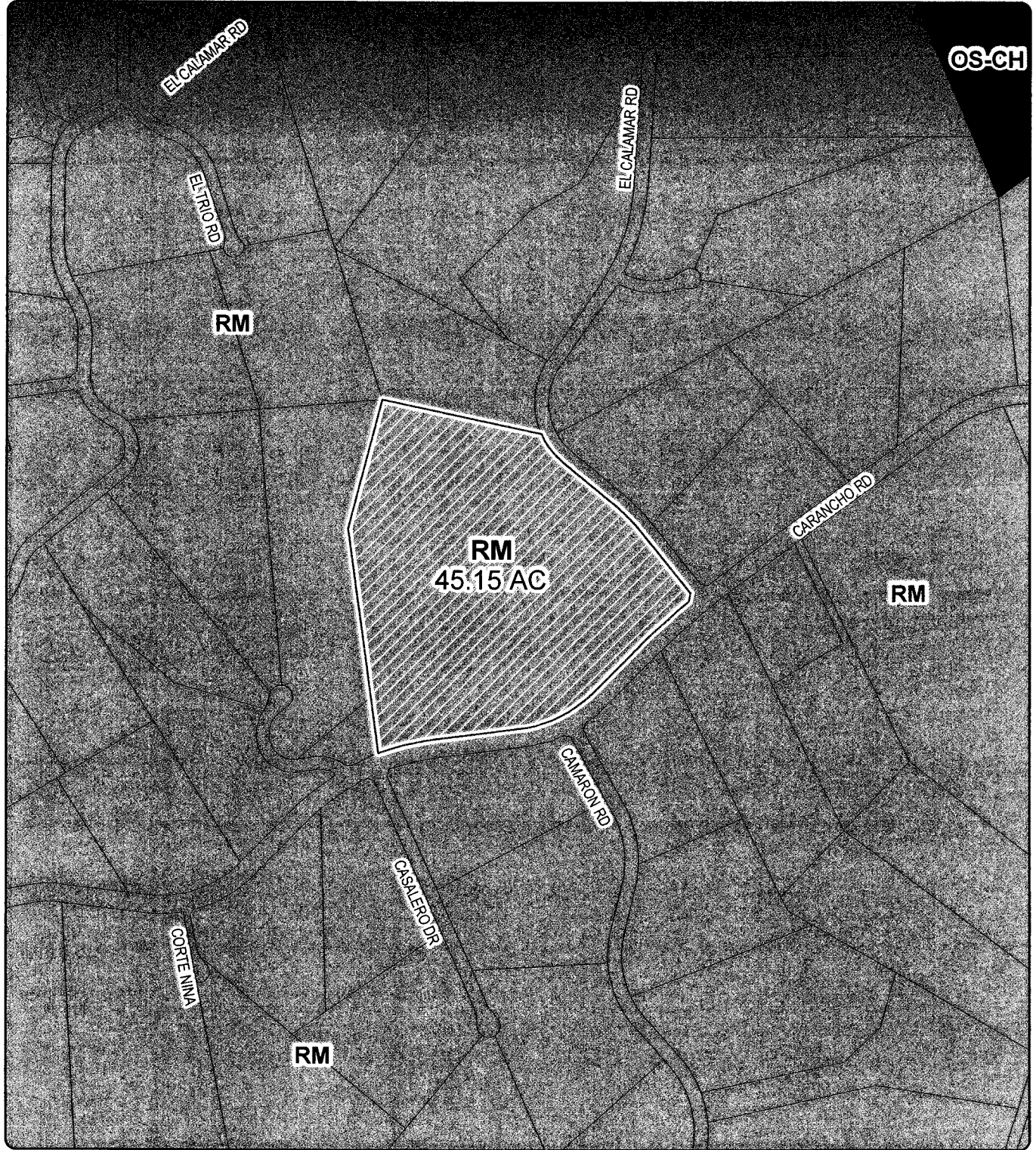
CZ07659 TR35815

EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 9/23/09
Exhibit 5

OS-CH



Zoning Area: Rancho California
Township/Range: T8SR4W
Section: 11

Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07659 TR35815
LAND USE

Supervisor Buster
District 1

Date Drawn: 9/23/09
Exhibit 1

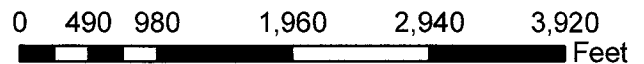


Zoning Area: Rancho California
Township/Range: T8SR4W
Section: 11



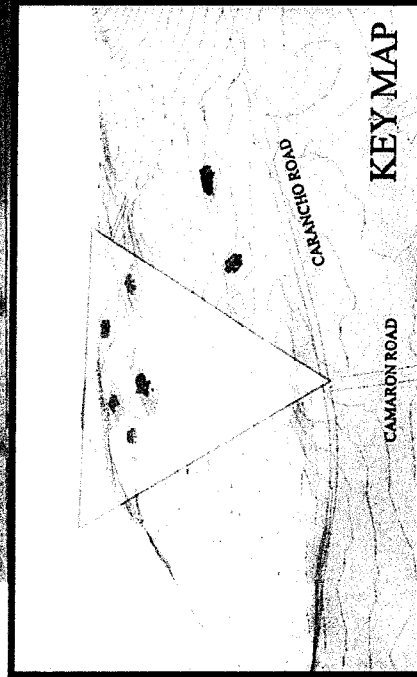
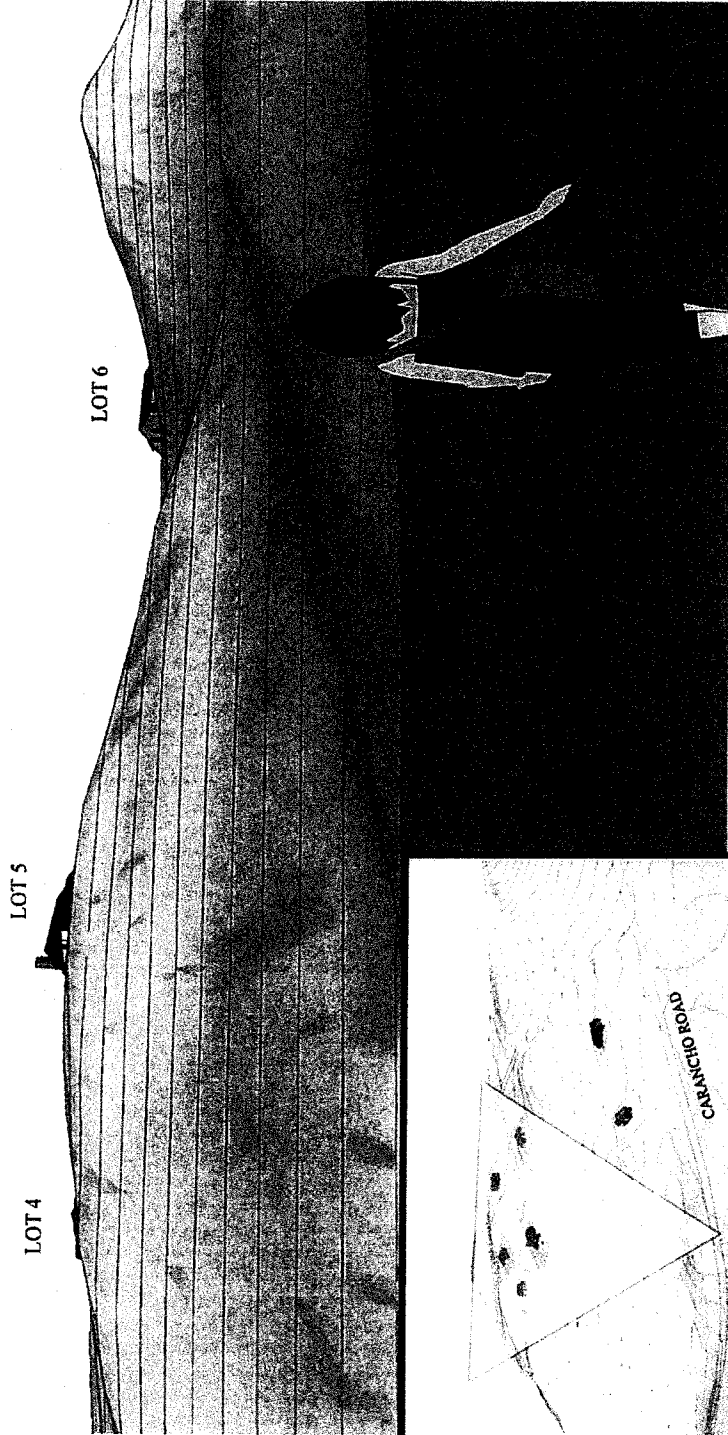
Assessors Bk. Pg. 933-40
Thomas Bros. Pg. 977 D1
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LINE OF SIGHT STUDY - LOT 5

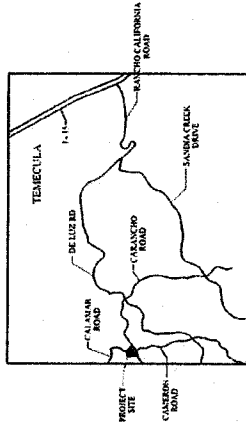
VIEWING LOT 5 FROM INTERSECTION CARANCHO ROAD & CAMARON ROAD



VSL ENGINEERING

TRACT 35815

TENTATIVE TRACT MAP 35815 SLOPE ANALYSIS



VICINITY MAP



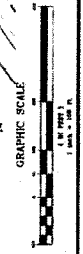
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■	Level 2	10.00	15.00	15.00	3.0
■	Level 3	15.00	20.00	20.00	4.0
■	Level 4	20.00	25.00	25.00	5.0
■	Level 5	25.00	30.00	30.00	6.0
■	Level 6	30.00	35.00	35.00	7.0
■	Level 7	35.00	40.00	40.00	8.0
■	Level 8	40.00	45.00	45.00	9.0
■	Level 9	45.00	50.00	50.00	10.0

RICHARD L. VALDEZ PE
 1100 S. CALIFORNIA ST. SUITE 101
 TEMECULA, CA 92590
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12717

PROJECT NO. 12717/08
 DATE: 12/17/08

BY: [Signature]

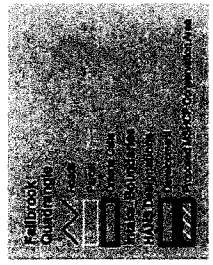
PROJECT: TENTATIVE TRACT MAP 35815
 COUNTY: RIVERSIDE
 SHEET NO. 1 OF 1



MSHCP HANS - PAR01174 - Intake 1876

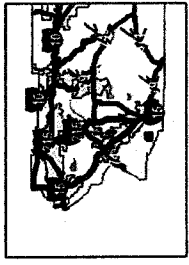


Client: Sanjour
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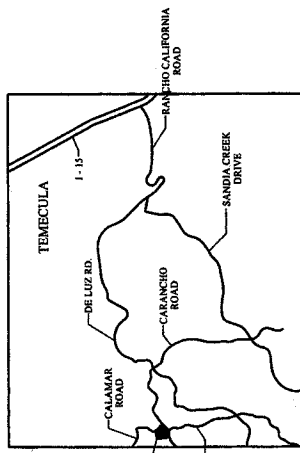
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Date: 07-10-2008



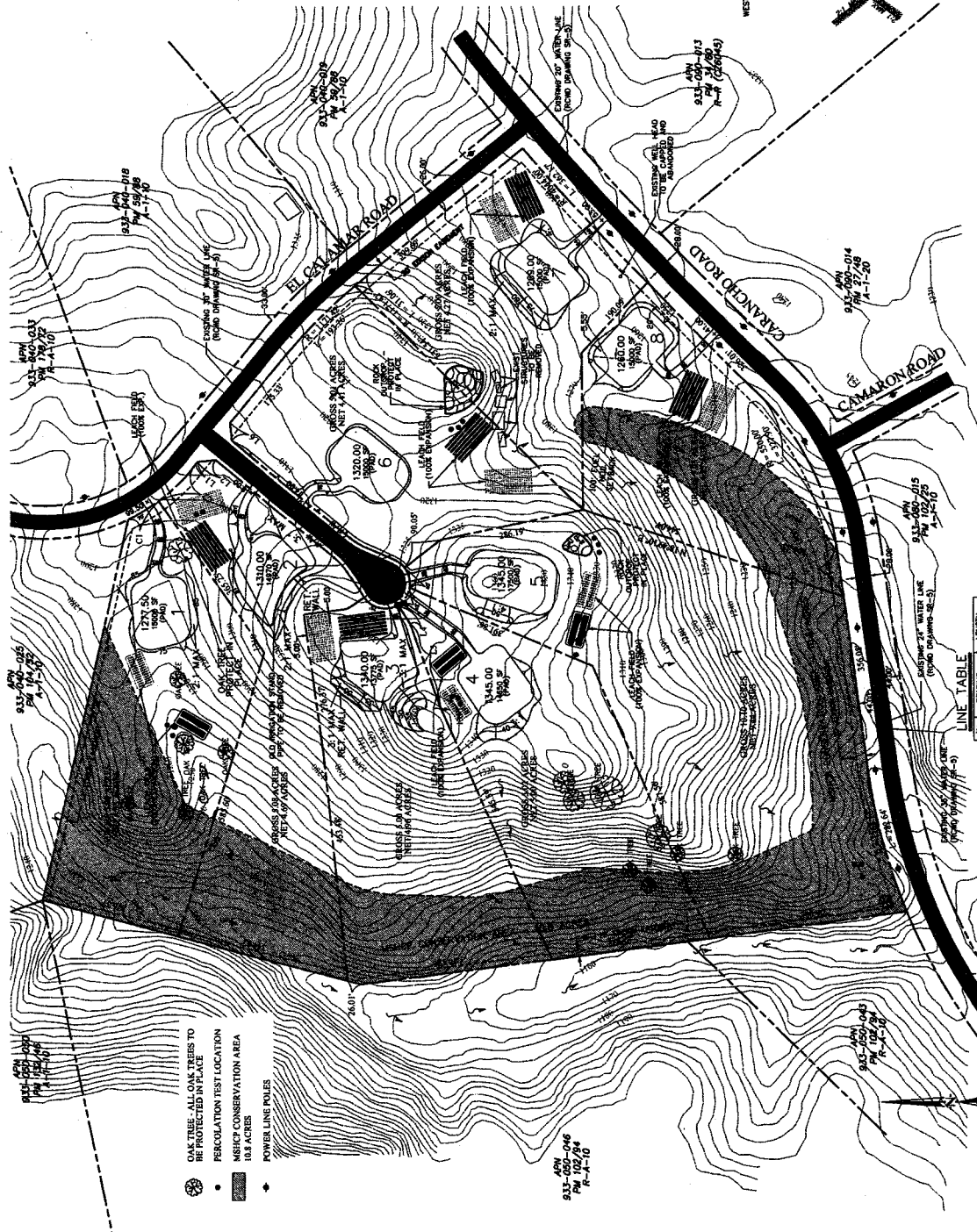
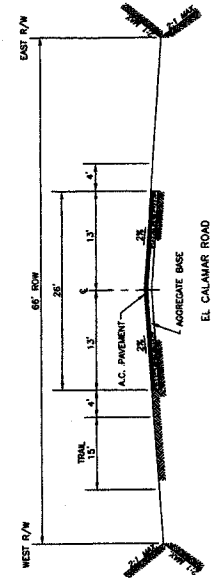
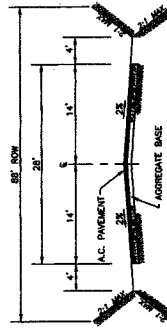
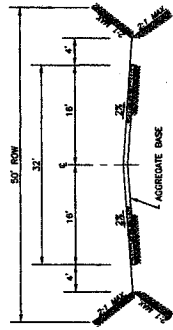
Disclaimer: Maps and data are to be used for reference purposes only by surveyors or engineering contractors. The County of Riverside shall not be liable for any errors or omissions in this map. The County of Riverside shall not be responsible for any legal consequences arising from the use of this map. The County of Riverside shall not be responsible for any legal consequences arising from the use of this map. The County of Riverside shall not be responsible for any legal consequences arising from the use of this map.

TENTATIVE TRACT MAP 35815 AMENDED NO. 2



VICINITY MAP

- NOTES:
1. DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS ARE UNLESS NOTED OTHERWISE
 3. PAV AND DRIVEWAY GRADING SHALL UTILIZE CONTOUR GRADING METHODS WITH CURVED LAND FORMS AND VARIABLE SLOPE RATIOS (2:1 MAX).



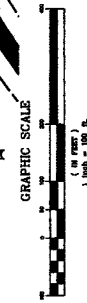
NOTE:
FOR FIRE PROTECTION PURPOSES, ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' FOOT SETBACK TO PROPERTY LINE OR A FUEL MODIFICATION EQUIPMENT WILL BE PROVIDED ON ADJACENT PROPERTY.

CURVE TABLE

NO.	BEARING	LENGTH	CHORD	ARC	WASHER
(1)	17°48'12"	373.00'	70.00'	34.33'	34.33'
(2)	19°52'01"	373.00'	103.30'	51.08'	51.08'

LINE TABLE

NO.	BEARING	LENGTH
(1)	105°20'11"W	8.58'
(2)	105°20'17"W	35.35'
(3)	128°33'11"E	45.11'
(4)	107°07'28"E	175.32'
(5)	106°23'48"E	35.25'



- OAK TREE - ALL OAK TREES TO BE PROTECTED IN PLACE
- PERCOLATION TEST LOCATION
- MUDCY CONSERVATION AREA
- 0.8 ACRES
- ◆ POWER LINE POLES

APN 913-001-046
PM 102/04
10-11-16

DATE: _____
BY: _____
CHECKED BY: _____



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41950
Project Case Type (s) and Number(s): Change of Zone No. 7659, Tentative Tract Map No. 35815, Agriculture Preserve Case No. 1000
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: Foli Family Partnership
Applicant's Address: P.O. Box 1762, Fallbrook, CA 92088
Engineer's Name: VSL Engineering
Engineer's Address: 40935 County Center Dr. Suite #D, Temecula, CA 92592

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7659 proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Tract Map No. 35815 is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

Agricultural Preserve Case No. 1000 proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres.

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

C. Total Project Area: 44.66

Residential Acres: 44.66	Lots: 8	Units: 8	Projected No. of Residents: 21
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): 930-040-017

E. Street References: Northwesterly corner of El Calamar Road and Carancho Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 8 South, Range 4 West, Section 11

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Santa Rosa Plateau/De Luz area. This area has historical supported agricultural cultivation, and has been recently transitioning to estate residential uses. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. The project site is primarily vacant with one (1)

existing residence. Large lot residential homes, orchards and vacant land surround the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The site's General Plan land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project proposes to create eight (8) parcels, with a five (5) acre minimum lot size which is consistent with the Rural: Rural Mountainous (R:RM) land use designation using the Santa Rosa Plateau/De Luz Policy Area which permits 5 acre lots if maximum slope and septic conditions that are detailed in the policy are met. This project satisfies these conditions. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Nos. 7045 and 7142. The project proposes to preserve 10.08 areas of the site, which were determined for conservation through the County Habitat Acquisition and Negotiation Strategy (HANS) Process. Therefore, the proposed project will not conflict with the Conservation Goals prescribed in the Riverside County General Plan. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create eight (8) residential lots, and the impact to noise levels would not be significant. Also, the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes the creation of eight (8) residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the north, east, south, and west

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

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

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

G. Adopted Specific Plan Information

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

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

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

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

J. Adjacent and Surrounding Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

July 15, 2010

Matt Straite

Signature

April 21, 2012

Date

Matt Straite, Project Planner

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated as a State Eligible Scenic Highway. The project site, however, is 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-type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. These concerns include impacts to oak trees and streams. The project proposes grading or ground-disturbing activities to support eight (8) building pads, driveways, and septic systems. The visual impacts of grading will not be significant on this site due to the limited scope of the grading. The project proposes to preserve the existing oak trees. The large watercourse at the westerly and southerly boundaries of the site will also be avoided (Condition of Approval 10.FLOOD RI.2). Aesthetic impacts from this project will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

- a) The project site is located approximately 24.76 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Low-pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shield is required (Conditions of Approval 50.PLANNING.19). These requirements are considered standard conditions of approval; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of eight (8) additional single-family residential lots with a minimum size of five (5) acres. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is located on land designated as Unique Farmland as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Unique Farmland. It should be noted, however, that the eight (8) single-family homes proposed on this project site are in conformance to the Rural Mountainous (RM) land use designation, in conjunction with the Santa Rosa Plateau/ De Luz Policy Area, assigned under the Riverside County General Plan Land Use Map. The Riverside County General Plan's EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the General Plan Land Use Map, proposed under the 2003 General Plan, outweigh the impacts to farmland. With adherence to the RM land use designation, this project would not involve additional or new impacts not previously analyzed in the EIR. Therefore, no impact will occur.
- b) The proposed project is located on land previously used for the cultivation of avocado groves. The project site is surrounded by vacant land and large-lot, single-family residential homes. The site is within the Rancho California Agricultural Preserve No. 18. Prior to recordation of a final map or issuance of a grading permit, a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 will be adopted (Condition of Approval 50.PLANNING.30 and 60.PLANNING.25). Therefore, the project will have no impact and will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract. Therefore, there is no impact.
- c) The proposed project is located adjacent to agriculturally zoned property. The project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, the applicant or land divider will be required to place a notification on the ECS prior to map recordation stating that Lots 1-2 and 5-8 of the proposed project are located partially or wholly within 300 feet of land zoned for agricultural purposes (Condition of Approval 50.PLANNING.13). The land divider will also be required to notify all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts resulting from those uses (Condition of Approval 50.PLANNING.27). This is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA. With the inclusion of this note on the ECS, less than significant impacts related to agriculturally zoned properties are anticipated.

- d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, less than significant impacts will occur.

Mitigation:

- 1) Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 (Condition of Approval 50.PLANNING.30).
- 2) Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 (60.PLANNING.25).
- 3) Prior to recordation of a final map, a ECS note shall be placed on the final map documents indicating that agricultural use are operating in the area.

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

5. Forest

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) The project site has been used for avocado farming. The site contains some riparian areas, and some oak tree woodland area; however, none of these are considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a eight-lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

Findings of Fact:

- a) The proposed project is located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A natural watercourse meanders in and out of the project site along the western boundary. The western boundary, including the watercourse, is designated as a conservation area, and extends roughly 100 feet from the parcel boundaries. The watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. Prior to recordation, this 10.08-acre area determined for conservation under HANS (Habitat Acquisition and Negotiations Strategy) No. 1876 and as shown on the Final HANS exhibit must be dedicated to the Regional Conservation Authority (Condition of Approval 50.EPD.1). The watercourse shall be delineated and labeled on an Environmental Constraint Sheet (ECS) which accompanies the final map. A note shall be placed on the ECS stating "the watercourses must be kept free of all buildings and obstructions (Condition of Approval 50.FLOOD RI.1). 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. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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17.11 or 17.12). However, as stated in Finding of Fact 6a, the 10.08-acre conservation area will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, less than significant impacts related to threatened or endangered species are anticipated after mitigation.

- c) The project has been required to avoid the 10.08-acre conservation area which traverses the site (refer to Finding of Fact 6a). The avoidance of said conservation area will reduce impacts, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. 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 watercourse must be avoided. Impacts are expected to be less than significant after mitigation.
- d) With avoidance of the conservation area, 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 wildfire corridors are anticipated after mitigation.
- 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.1). 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) Oak trees are located on site and labeled on the Tentative Map. These oak trees will be protected through a conservation easement prior to map recordation. The land divider shall dedicate to a private or public land conservancy the conservation easement to reduce and mitigate impacts to oak trees and all other existing biological resources (Condition of Approval 50.Planning.11). Additionally, no construction activities or placement of structures will be allowed within the protected zone of any oak tree or oak woodland (Condition of Approval 60.Planning.14). 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) Prior to recordation, the 10.08-acre area determined for conservation under HANS No. 1876 and as shown on the Final HANS exhibit must be dedicated in fee title or via a conservation easement to the RCA (Regional Conservation Authority) (Condition of Approval 50.EPD.1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 2) The natural watercourse located along the westerly project boundary shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions" (Condition of Approval 50.FLOOD RI.1).
- 3) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.20, 50. Planning.11, and 60. Planning.10 and 14).

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

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 2009

Findings of Fact:

- a) The project site is presently vacant. A Cultural Resource Assessment found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 2009

Findings of Fact:

a-b) A records search determined fourteen surveys were recorded within a one-mile radius of the project site; as a result of those surveys, one archaeological sites has been previously recorded within one mile of the site. Mitigation has been added to the case to require monitoring during grading activities (COA 60.PLANNING.26). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.27).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (COA 10.PLANNING.26). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

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

Mitigation: Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.26 and 27).

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

10. Paleontological Resources

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

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

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a low potential for paleontological sensitivity. Review by the County Geologist determined that the project did not have the potential to destroy a unique paleontological resource or unique geological feature. Should any paleontological object be encountered during grading the applicant is required to contact a paleontologist. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the project will have no impact to paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologic Report No. 2155 by T.H.E. Soils

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

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 measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) According to Figure S-9, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Analysis in the Geotechnical Study indicates that the proposed slopes for this project will be stable at the design slope ratios of two to one (2:1) or flatter. Monitoring of the cut slopes during their construction will be performed to verify that there are no discontinuities exposed which may compromise the stability of the finished slopes. 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.21). 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: Condition of Approval 10.PLANNING.21. 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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact

a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the proposed project is in conformance with Santa Rosa Plateau / De Luz Policy Area guidelines, which limit the amount of grading and reduce the allowable alterations to hillsides. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.7). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Geology Review, County Geologic Report No. 1867

Findings of Fact:

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

b) Based on the Geologic Report with concurrence from the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic systems. Each parcel is over 5 acres in size. Percolation tests have been submitted for each of the proposed lots which conclude that the soils are capable of supporting septic systems. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Source: Project Application Materials

Findings of Fact:

a) As proposed the project would avoid the natural watercourses on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries will be protected from erosion or other flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.FLOOD.5). With implementation of these measures which are considered standard condition of approval, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.

b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). Additionally, Graded but undeveloped land shall provide, in addition to erosion-control planting, any drainage facility deemed necessary to control or prevent erosion (Condition of Approval 10.BS GRADE.4). These are standard conditions of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: Condition of Approval 10.FLOOD.5 requires that no graded slope will be allowed which concentrates or diverts drainage flows.

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

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

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

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

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

a) The project 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.4). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a change of zone, consistent with the General Plan, and an eight lot land subdivision of no smaller than 5 acres per parcel. Approval of this tentative track map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 8 primary units, 16 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the addition of the eight (8) homes. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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?

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

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. A large drainage area is tributary to the western portion of the site and drains in a well-defined watercourse that meanders in and out of the site along the westerly boundary. The westerly boundary, including the watercourse, is designated as conservation area, which provided a minimum setback of 100 feet from the parcel boundaries. Except for the watercourse along the westerly property line and a low lying area on Parcel 1, the site is considered free from ordinary flood hazard. There is adequate area outside of the natural watercourses for building sites. However, the boundaries of the stream shall be protected from erosion, by a method acceptable to the County. The project includes grading to create eight (8) residential building pads. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 50.EPD.1 and 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. The development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by the 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.FLOOD RI.5). 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, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to avoid 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will avoid encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b. Therefore, impacts are considered less than significant.

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

Mitigation: The natural watercourse located along the westerly project boundary shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (Condition of Approval 10.FLOOD RI.2).

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

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) A watercourse impacts the site along the westerly property line. The site has been designed to avoid alterations to the natural watercourses. The watercourse will be kept clear of all buildings and obstructions (Condition of Approval 50.FLOOD RI.1). The stream will not undergo alterations and will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. To reduce these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified and have not been identified in the WQMP. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Therefore, it is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.5). A low lying area on Parcel 1 may be impacted during a flooding event. With adherence to this mitigation, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.

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

Mitigation:

- 1) The natural watercourse located along the westerly project boundary shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (Condition of Approval 50.FLOOD RI.1).
- 2) The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Flood Control District for review (Condition of Approval 10.FLOOD RI.5).

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

LAND USE/PLANNING Would the project

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

Source: , GIS database, 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 Tentative Tract Map proposes a subdivision of 44.66 gross acres into eight (8) residential parcels with a minimum size of five (5) gross acres. This subdivision is consistent with the Rural: Rural Mountainous (R: RM) (10 acre minimum) land use designation and 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) The proposed project site is currently zoned Light Agriculture – 20 Acre Minimum (A-1-20). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed development, a subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of five (5) acres, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west; therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposing five-acre, single-family residential parcels which will be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The project is proposing to subdivide 44.66 acres into eight (8) residential parcels with a minimum lot size of five (5) acre. This subdivision is consistent with the Rural: Rural Mountainous (R: RM) (10 acre minimum) land use designation in conjunction with the Santa Rosa Plateau/De Luz Policy Area, which allows for five (5) acre minimum lot sizes. The proposed project will not result in an alteration of the present or planned land use of this area. The proposed project is consistent with the land use designation and policies of the General Plan.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

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

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

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

Findings of Fact:

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

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 mitigation measures are required.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

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

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

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

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

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

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

Findings of Fact:

- a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 44.66 acres into eight (8) residential parcels, which equates to an increase of twenty-one (21) additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.11). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and Lake Mathews/Woodcrest area. The RCSD operates out of stations in Perris, Elsinore and the Southwest Station for Sun City/Menifee area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.11). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

Monitoring: No monitoring measures are required

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

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

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately twenty-one (21) 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 must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.8 and 90.Planning.3). 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

46. Sewer

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

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

c) Communications systems?

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

d) Storm water drainage?

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

e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a,b,c) The project proposes the addition of eight (8) 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

49. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<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 substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GIS: Riverside County Geographic Information System database.

Southwest Area Plan, adopted October 2003.

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

Riverside County General Plan, Adopted October 7, 2003.

County Geologic Report No. 1867 prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Residential Development, Tentative Tract 35815; APN: 933-040-017, 45.15-Acres (gross), Northwest Corner of Carancho and El Calamar Roads, Temecula Area, Riverside County, California", dated April 17, 2009.

Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 2009

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

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

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35815 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35815, Amended No. 1, dated 8/25/09

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE RECOMMND

Tract Map#35815 is proposing Rancho Water District potable (RCWD) water service only. 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.

10.E HEALTH. 2 NO OWTS/ATUS IN EASEMENTS RECOMMND

All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) must remain outside of any dedicated easements.

10.E HEALTH. 3 OWTS/ATUS MAINTAIN SETBACK RECOMMND

All proposed onsite wastewater treatment systems (OWTS) and/or proposed advanced treatment units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

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

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10. GENERAL CONDITIONS

10.E HEALTH. 4 SAN DIEGO RWQCB CLEARANCE

RECOMMND

Clearance from the San Diego Regional Water Quality Control Board (SDRWQCB) may be required to ensure that the project complies with current SDRWQCB Basin Plan Requirements. Please contact SDRWQCB at (858) 467-2952 for further information.

10.E HEALTH. 5 SOILS PERCOLATION REPORT

RECOMMND

Preliminary soils percolation reports were submitted to the Department of Environmental Health (DEH) for review for the purposes of planning approval:

T.H.E. Soils Co. Work Order#1380901.01 Dated 4/20/09

-Lots 2, 3, 7, and 8

Megaland Engineers and Associates Report#SS 05-236
Dated 2/12/06

-Lots 1, 4, 5, 6

At the discretion of DEH, these soils percolation reports may be utilized in the design of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU). However, further requirements may apply pending DEH review.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT.09/10/09

RECOMMND.

Tract Map No. 35815 proposes a Schedule D subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. The site is located in the Southwest area (Santa Rosa Plateau), at the northwest corner of El Calamar Road and Carancho Road.

A large drainage area is tributary to the western portion of the site and drains in well defined watercourse that meanders in and out of the site along the west boundary. The west boundary, including the watercourse, is designated as conservation area, which provides a minimum setback of 100 feet from the parcel boundaries. Except for the watercourse along the western property line and a low lying area of Parcel 1, the site is considered free from ordinary flood hazard. There is adequate area outside of the natural watercourses for building sites.

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

The development of this project adversely impacts water quality. To mitigate for these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified in the WQMP. Site design BMPs includes minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 09/10/09 (cont.) RECOMMND

Worksheet and the appropriate plan check fee deposit."
Based on the submitted exhibit, this would impact Parcels 1
through 5, 7, and 8.

10.FLOOD RI. 2 MAP WELL DEFINED WATERCOURSES RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

No off-highway vehicle use shall be allowed on any parcel within the proposed project.

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 - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 20 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - OAK TREE REMOVAL (cont.)

RECOMMND

project's approved landscaping plans.

10.PLANNING. 21 MAP - GEO02155

RECOMMND

County Geologic Report (GEO) No. 2155, submitted for this project (TR35815) was prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Residential Development, Tentative Tract 35815; APN: 933-040-017, 45.15-Acres (gross), Northwest Corner of Carancho and El Calamar Roads, Temecula Area, Riverside County, California", dated April 17, 2009.

GEO02155 concluded:

- 1.The site is expected to experience strong ground motions from earthquakes on regional and/or local causative faults.
- 2.The closest known major fault is the Elsinore fault zone (Glen Ivy segment) located approximately 6.5-kilometers to the northeast.
- 3.Ground rupture during seismic event is anticipated to be low.
- 4.The liquefaction potential is anticipated to be low.
- 5.The potential for landsliding during a seismic event is considered low.
- 6.The settlement potential, under seismic loading conditions for the onsite materials is low.
- 7.The potential for rockfall is anticipated to be low.
- 8.Seiches and tsunamis are not considered potential hazards of the site.

GEO02155 recommended:

- 1.Prior to commencement of site development, the site should be cleared of any vegetation, existing asphalt driveways, concrete foundations, water lines, electric lines, etc.,
- 2.A keyway should be established along the toe of any proposed fill slopes.

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - GEO02155 (cont.)

RECOMMND

3.The undifferentiated alluvial/colluvial soils and unweathered bedrock materials should be completely removed by benching during rough grade operations.

GEO No. 2155 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2155 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 22 MAP - ON SITE TREE MAINTINANCE

RECOMMND

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

10.PLANNING. 23 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

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10. GENERAL CONDITIONS

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

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 24 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 25 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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10. GENERAL CONDITIONS

10. PLANNING. 25

MAP - LOW PALEO (cont.)

RECOMMND

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3. The paleontologist shall determine the significance of the encountered fossil remains.

4. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - LOW PALEO (cont.) (cont.) RECOMMND

material prior to being curated.

10.PLANNING. 26 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 27 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 27

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

TRANS DEPARTMENT

10.TRANS. 1

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 2

MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Carancho Road and El Calamar Road since adequate right-of-way exists, per PM 8/79.

10.TRANS. 4 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 5 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. 6 MAP - COUNTY WEB SITE RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP CONVEYANCE RECOMMND

PRIOR TO RECORDATION OF TRACT MAP 35815 THE 10.08 ACRE AREA DETERMINED FOR CONSERVATION UNDER HANS 1876 AND AS SHOWN ON THE FINAL HANS EXHIBIT DATED 7/10/08 MUST BE DEDICATED IN

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP - MSHCP CONVEYANCE (cont.) RECOMMND

FEE TITLE OR VIA A CONSERVATION EASEMENT TO THE RCA.
(REGIONAL CONSERVATION AUTHORITY).

50.EPD. 2 EPD - MSHCP GRADING RECOMMND

No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

50.EPD. 3 EPD - FUEL MOD ZONES/MSHCP RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

50.EPD. 4 EPD - MSHCP BARRIERS RECOMMND

The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval. Some exception will be allowed for contiguous avocado grove areas per planning commission direction. These grove areas must be shown on an exhibit in order to be exempted from fencing.

50.EPD. 5 EPD - MSHCP LANDSCAPING REVIEW RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

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

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50. PRIOR TO MAP RECORDATION

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

building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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

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

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls

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50. PRIOR TO MAP RECORDATION

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

along common boundaries between rear yards and open space.
d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

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

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

50.FIRE. 7 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP DELINEATE WC ON ECS (PAR1) RECOMMND

The natural watercourse that traverses Parcel 1 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

50.FLOOD RI. 5 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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 through 5, 7, and 8.

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 - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND,

he 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 five (5) gross acres.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 5 Acre Minimum (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).

50.PLANNING. 8 MAP - QUIMBY (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 or other approved entity which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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

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

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1-2 and 5-8, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

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

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

and all future purchasers of dwelling units within the subject project.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 29 MAP - AG PRES CANCEL (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01000, located with Rancho California Agricultural Preserve No. 18, and shall have adopted a resolution. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 30 MAP - AG PRES (NONR) (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 18, under Agricultural Preserve Case No. AG01000. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

TRANS DEPARTMENT

50.TRANS. 1 MAP - AGGREGATE/40' GRADED RECOMMND

Street "A" shall be improved with 32 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 50 foot full-width dedicated right-of-way.

50.TRANS. 2 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile at a grade and alignment as approved by De Luz Community Service District. Completion of road improvements does not imply

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - IMP PLANS (cont.) RECOMMND

acceptance for maintenance by De Luz Community Service District.

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 4 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the De Luz Community Services District's recommendations as outlined in their letter dated October 16, 2008.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) at the intersection of street "A" and El Calamar Road in accordance with County Standard No. 816 as directed by the Transportation Department.

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

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

50.TRANS. 7 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS (cont.) RECOMMND

yards are exempt.

60.BS GRADE. 2 MAP-G2.4 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. 3 MAP-G2.7 DRAINAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 4 MAP-G2.11 DR WAY XING NWC 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.

60.BS GRADE. 5 MAP-G2.12 SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion, or other

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP-G2.12SLOPES IN FLOODWAY (cont.) RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

60.BS GRADE. 6 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 7 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 11 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 13 MAP-EXTG AGRICULTURAL GRADING

RECOMMND

The information provided indicates that agricultural grading exists on all lots of Tract Map 35815.

All grading performed under the agricultural grading is not to be construed as complying with any County of Riverside grading, building or land use codes or ordinances. Therefore, prior to the issuance of a grading permit, the applicant shall provide the Building and Safety Department Grading Division with documentation from a registered civil engineer and/or soils engineer indicating whether reclamation of the site is required, how the site will be reclaimed and how much grading is required to reclaim the site. Documentation can be in the form of a signed and stamped letter and/or report from the registered civil or soils engineer. A separate reclamation plan may be required based on the documentation provided unless the reclamation can be addressed on the grading plan.

60.BS GRADE. 14 MAP-DELINATE MSHCP CONSR AREA

RECOMMND

Prior to the issuance of a grading permit, the grading plan shall delineate the MSHCP Conservation Area.

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP CONVEYANCE

RECOMMND

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file # 1876), established by the Western Riverside County Multiple

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MSHCP CONVEYANCE (cont.)

RECOMMND

Species Habitat Conservation Plan, a total of 10.08 acres as shown on Exhibit "A" shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 2

EPD - MSHCP BMPs

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

60.EPD. 3

EPD-NO GRADING IN CONSERVATION

RECOMMND

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD-NO GRADING IN CONSERVATION (cont.) RECOMMND

physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

60.EPD. 4 EPD - MSHCP FUEL MOD ZONES RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD (cont.) RECOMMND

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 MAP SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP. No grading outside the proposed driveways and/or pad sites is permitted with these conditions or this proposed project.

60.PLANNING. 7 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 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.

60.PLANNING. 10 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

zone.

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 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 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.11 has been complied with.

60.PLANNING. 15 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.66 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 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. 18 MAP - AG PRES CANCEL (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01000 located within Rancho California Agricultural Preserve No. 18, and shall have adopted a resolution. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7659 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24 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. 25 MAP - AG PRES (NONR) (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 18, under Agricultural Preserve Case No. AG01000. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR

RECOMMND

As a result of archaeological study (ED-A-4605) and information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required for any grading or other earth-disturbing activities.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI 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 SI Monitors 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 SI Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

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

3)This agreement shall not modify any condition of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - SPECIAL INTEREST MONITOR (cont.) RECOMMND

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 special interest groups has not been met.

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

60.PLANNING. 27 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological study (PD-A-4605) and additional information provided by the Pechanga Band of Luiseno Indians, archaeological monitoring of any grading or other earth-disturbing activities is required.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Upon building submittal the applicant must submit at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record and drawn to an appropriate scale showing the location of all required detail as specified in the Department of Envirnomental Health (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. Any significant grading at the proposed onsite wastewater treatment system (OWTS) area may require further soils percolation testing and/or engineering.

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

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

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.**

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP GRADING INSPECTION RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND
deposit.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND
All utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND
Impacts to the Murrieta Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND
Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

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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.

EPD DEPARTMENT

90.EPD. 1 EPD - MSHCP BARRIER INSPECTION RECOMMND

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

90.EPD. 2 EPD - MSHCP LANDSCAPING INSPCT RECOMMND

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

90.EPD. 3 EPD - UWIG LIGHTING RECOMMND

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

RECOMMND

1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

90.PLANNING. 10 MAP - SKR FEE CONDITION

RECOMMND.

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.66 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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



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

DATE: July 15, 2010

TO:

1st District Supervisor
1st District Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept.
P.D. Trails - J. Jolliffe
P.D. Archaeologist
Riv. Transit Agency
Riv. Sheriff's Dept.
Riv. Co. Waste
West Municipal Water District

Murrieta Valley Unified School Dist.
Southern Calif. Edison Co.
Southern Calif. Gas
Eastern Information Center
Santa Rosa Plateau Riding Club
Santa Rosa CSD

CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 - EA41950 - Applicant: Foli Family Partnership - Engineer/ Representative: VSL Engineering - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Northwesterly corner of El Calamar Road and Carancho Road - 44.66 Gross Acres - Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: The Change of Zone proposes to change the project site's current zoning classification from Light Agriculture - 20 Acre Minimum (A-1-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. - APN: 933-040-017 - Related Case: HANS01876

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 25, 2008.** 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) 955-0545 or email at mstraite@rcplma.org / **MAILSTOP# 1070.**

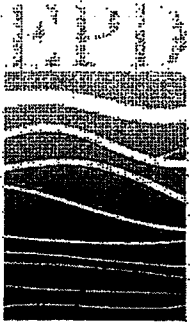
DATE: _____

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

August 15, 2008

Foli Family Partnership
P.O. Box 1762
Fallbrook, CA 92088

Dear Foli Family Partnership:

Re: JPR 08-07-07-01 Determination Letter -- Partial Conservation/HANS II not required
HANS No. 1876
Case No. PAR01216
Assessor's Parcel Number(s): 283-120-018

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

The Environmental Programs Department (EPD) is recommending no compensation for the partial conservation of this property. A HANS II meeting will not be required. You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

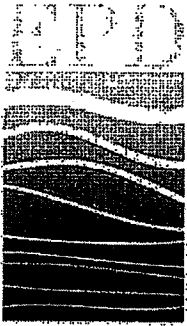
Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Monica Thill, EPD
Ken Graff, RCA
Sarah Lozano, RCA
Stephanie Standerfer, RCA
Brian Beck, RCA



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

December 13, 2007

Foil Family Partnership
P.O. Box 1762
Fallbrook, CA 92088

Dear Foil Family Partnership:

RE: HANS No. 1876
Case No. PAR01174
Assessor's Parcel No(s): 933-040-017

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property.

The MSHCP criteria describes conservation for this property as shown on the attached aerial photo exhibit. No development may occur within the described conservation area. If you wish to discuss this determination, please submit the enclosed waiver for the HANS I review period to Mary Stark within the next 10 calendar days. Upon receipt of your written request, Ms. Stark will notify you of your scheduled "HANS I Extended" meeting. (HANS meetings are usually held on Wednesday mornings at the County Administrative Center.)

If we do not receive the attached waiver within 10 days, we will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for JPR is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have further questions concerning this determination or the HANS process, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

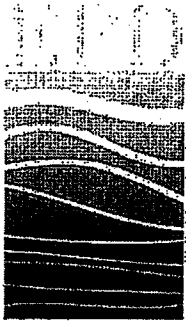
ENVIRONMENTAL PROGRAMS DEPARTMENT

Gregory A. Neal
Deputy Director

GAN:ms

xc: Michael Richard, Ecological Resource Specialist

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Checklist of Actions Necessary to Implement the Terms and Conditions of the MSHCP

HANS Case#: 1876

Date: December 13, 2007

Permit or Development Application Case Number(s): PAR01174

Report(s) must be prepared by a consultant with an MOU on file with the County of Riverside.

A list of Biological Consultants can be found at:

<http://www.tlma.co.riverside.ca.us/epd/documents/BioConsultantsList.pdf>

Requires Lands within Project Boundaries to be Included in the MSHCP Conservation Area (See Attached Exhibit)

Requires Compliance with MSHCP Riparian/Riverine Areas, Vernal Pool, and Fairy Shrimp Requirements (MSHCP, Section 6.1.2)

Requires Compliance with MSHCP Narrow Endemic Plants Policies (MSHCP, Section 6.1.3 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

Brand's phacelia

California Orcutt grass

Hammitt's clay-cress

Johnston's rockcress

Many-stemmed dudleya

Munz's mariposa lily

Munz's onion

San Diego ambrosia

San Jacinto Mountains bedstraw

San Miguel savory

Slender-horned spine flower

Spreading navarretia

Wright's trichocoronis

Yucaipa onion

Requires Compliance with Urban/Wildlands Interface Policies (MSHCP, Section 6.1.4)

Requires Compliance with Database Updates/Additional Survey Requirements (MSHCP, Section 6.3.2 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

Plants

Coulter's goldfields

Davidson saltscale

Heart-leaved pitcher sage

Little mousetail

Mud nama

Nevin's barberry

Parish's brittlescale

Prostrate navarretia

Round-leaved filaree

San Jacinto Valley crownscale

Smooth tarplant

Thread-leaved brodiaea

Vail Lake Ceanothus

Bird

Burrowing owl

Mammal

Aguanga kangaroo rat

San Bernardino kangaroo rat

Los Angeles pocket mouse

Amphibian

Arroyo toad

California red-legged frog

Mountain yellow-legged frog

Invertebrate

Delhi Sands Flower Loving Fly

HABITAT ASSESSMENT

for

MSHCP Riparian/Riverine Areas, MSHCP Narrow Endemic Plants (California Orcutt grass, Hammitt's clay-cress, many-stemmed dudleya, San Miguel savory, spreading navarretia, and Wright's trichocoronis), and **MSHCP-identified Species with Additional Survey Requirements** (Coulter's goldfields, Davidson saltscale, heart-leaved pitcher sage, Parish's brittlescale, prostrate navarretia, round-leaved filaree).

APN: 933-040-017

Planning Cases: PAR01174 ; HANS 01876; TR35815

A 42.15-acre property, all areas surveyed.

The Site is in the Santa Rosa/De Luz community, an unincorporated area of Riverside County, California; T8S, R4W, Section 11 on the U.S. Geological Survey (USGS) Fallbrook, CA 7.5 minute quad. The Site is on the northwest corner of Carancho Rd. and El Calamar Rd., approximately 1.29 miles northwest from the intersection of De Luz Rd. and Carancho Rd.

Prepared for:

Foli Family Partnership
Attn: Fran White
P.O. Box 1762
Fallbrook, CA 92088
(760) 695-7885

Prepared by:

Margaret Bornyasz
M. J. Klinefelter
40935 County Center
Drive, Suite D
Temecula, CA 92591
(951) 296-9814
margaret@4gis.com

Principal Investigator:

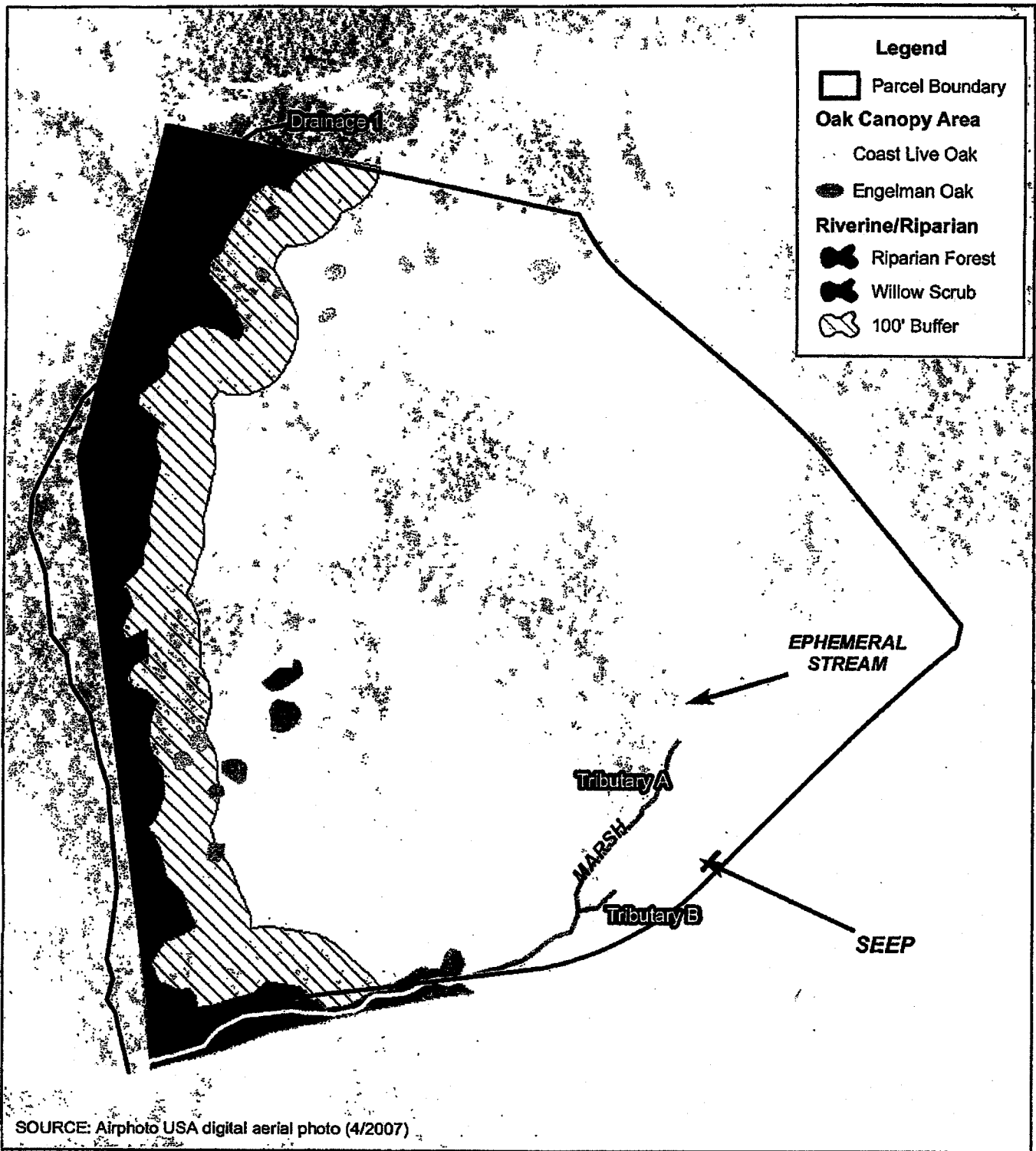
Mike Klinefelter
M. J. Klinefelter
40935 County Center
Drive, Suite D
Temecula, CA 92591
(951) 296-9814
mike@4gis.com

Summary conclusions: The 42.15-acre property, APN 933-040-017 (the "Site"), is dominated by avocado groves with dense non-native grassland in the intercanopy. Other habitats on the Site include riparian oak woodland, chamise chaparral, coastal sage scrub, marsh/meadows and non-native grasslands. The Foli Family Partnership (the Applicant) is proposing Tentative Tract Map 35815, a subdivision of the property into eight (8) rural residential lots (approximately 5 acres each) which includes 7.19 acres of riparian and buffer habitat that will be avoided and preserved through a Conservation Easement to protect existing riparian resources on the Site in perpetuity. The Site was thoroughly surveyed and habitat assessments were conducted for 6 MSHCP-identified Narrow Endemic and 6 Additional Survey plant species. Habitat does not exist for 10 of the 12 MSHCP-identified species. Surveys were conducted in areas with potential to support 2 MSHCP-identified species with negative results. In order to be consistent with the MSHCP and the Riverside County Oak Tree Management Guidelines, project and grading plans should be designed to avoid the two additional drainage features and associated riparian habitat as well as the "protected zone" of the coast live oak and Engelmann oak trees that exist on the Site but are outside of the conserved area.

Surveys Conducted By: Zachary Principe, Margaret Bornyasz

Survey Date(s): 20 March 2008, 3 April 2008

Report Date: 8 May 2008



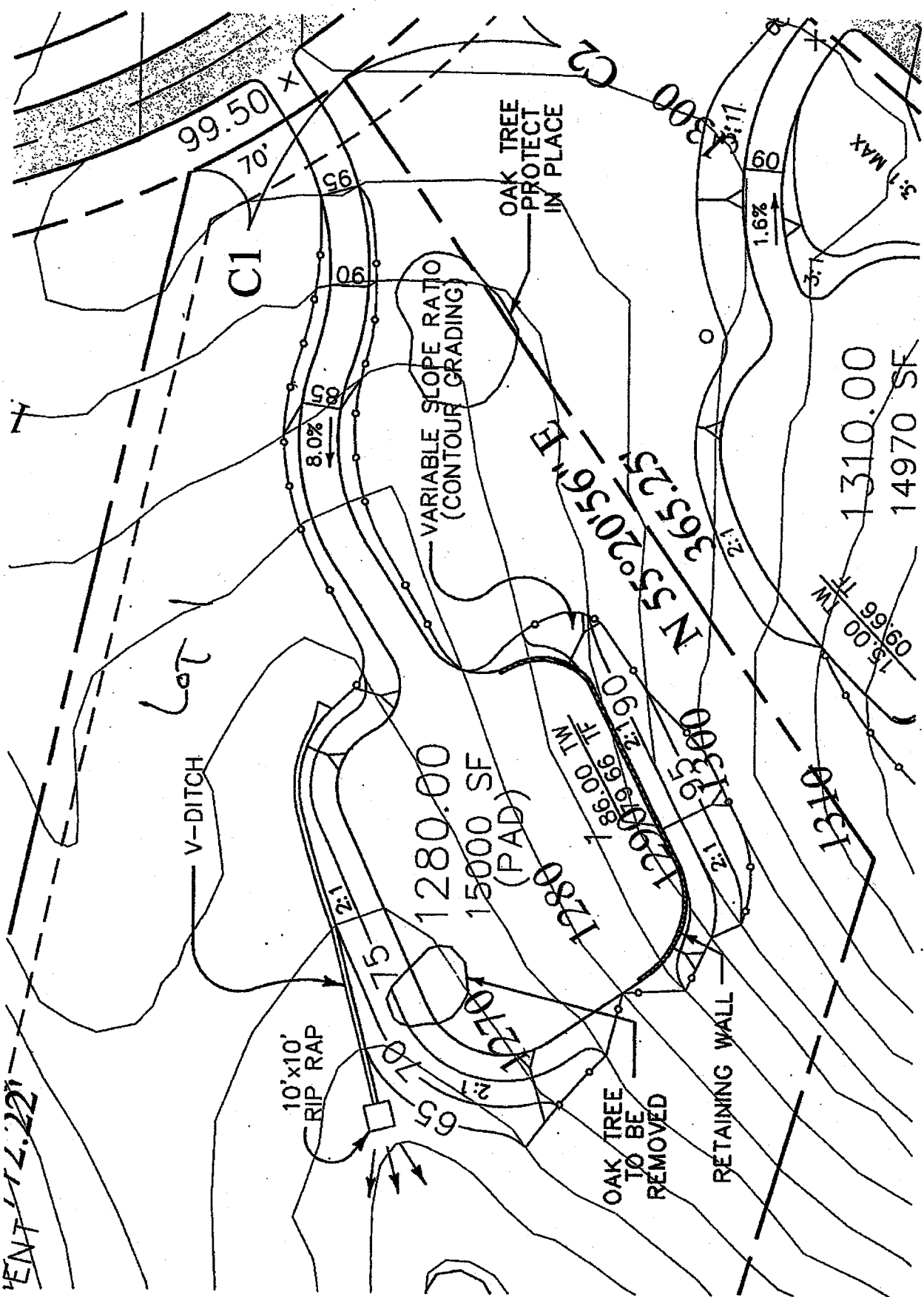
0 250 500 Feet

M.J. Klinefelter
GIS & ENVIRONMENTAL CONSULTING



FIGURE 6
BIOLOGICAL
RESOURCES MAP
APN 933-040-017
Riverside County, CA

ENT 112.22



SCALE: 1"=50'



De Luz Community Services District

41785 Enterprise Circle South
Suite A
Temecula, California 92590-9804

PHONE: (951) 296-3176
FAX: (951) 296-3177
E-MAIL: info@deluzcsd.org

www.deluzcsd.org

BOARD OF DIRECTORS
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ROB HOLMES

October 16, 2008

Matt Straite, Project Planner
Mail stop #1070
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: Tentative Tract Map 35815
El Calamar Road and Carancho Road
Conditions for De Luz Community Services District

Dear Mr Straite,

Your Department submitted a copy of subject Tentative Tract Map to De Luz community Services District (DLCSD). The map has been reviewed by DLCSD Staff and discussed at the October 15th Engineering Committee Meeting. At this time, DLCSD is requesting that the following conditions be applied to the approval of this map.

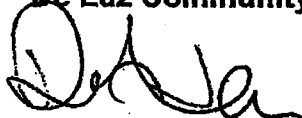
1. Both El Calamar Road and Carancho Road may not meet the current width requirements of DLCSD. Prior to approval of the Tentative Tract Map, Developer should provide plans to bring these roads to current District Standards. District Staff will evaluate the sight distance and advise the Planning Department of any further requirements.
2. Newly created cul de sac shall be dedicated and constructed at a minimum to District standards. DLCSD will inspect the roads, drainage facilities, utilities and all related work. DLCSD Standard No. 102 for a secondary road with 24' of pavement will apply.
3. The developer shall enter into an agreement with DLCSD for construction of the required improvements. In addition to the improvement plans, the Developer's Engineer shall complete all hydrology and hydraulic studies, along with all required technical and environmental studies that may be necessary for construction of the proposed improvements. DLCSD may require the Developer to post performance bonds and labor and material bonds in addition to any bonds that may be required by Riverside County. In accordance with existing

agreements between DLCSD and the County Board of Supervisors, all inspections will be under the direction of DLCSD at the cost of the developer.

4. All utility extensions required by the project, including service line extensions to lots within the Tract, shall be constructed underground in accordance with Article 409 of the DLCSD Ordinance Code.
5. All existing and new survey monuments within the pavement area of any roads improved in conjunction with the project shall be protected with cast iron well monuments installed in accordance with DLCSD Standard No. 110. In accordance with DLCSD policy, cast iron monument covers and PVC pipe will be furnished to the Developer at the District's expense, to be installed by the Developer. Monument locations shall be accurately shown on the final Tract Map.
6. New driveway locations are subject to separate individual permits at the time of construction, and will be field-checked for adequate sight distance and drainage provisions. Applicable DLCSD permit and inspections charges and damage deposits in effect at the time of development shall be paid by the individual parcel owners. Driveways shall be constructed perpendicular to the public roads, in accordance with DLCSD Standard Drawings.
7. A street name sign conforming to District Standard Drawing No. 115 shall be constructed and installed by the developer at the new intersection.
8. In accordance with Article 16 of the DLCSD Ordinance Code, a Road Development Impact Fee will be payable for each new dwelling unit, guest house or second unit constructed, payable prior to final inspection by the Department of Building and Safety. The project is located in Maintenance Zone I; the fees are subject to annual review and adjustment, and the actual charges will be those in effect at the time final inspection of each dwelling is requested.

We appreciate the opportunity to review this map.

Sincerely yours,
De Luz Community Services District



Rob Holmes.
General Manager



John V. Rossi
General Manager

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. Al Lopez
Division 5

September 15, 2008

Matt Straite, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

CHANGE OF ZONE 7659-TENTATIVE TRACT MAP NO. 35815

This letter is in response to your letter dated September 4, 2008.

Western Municipal Water District (Western) has no comments on proposed Schedule D subdivision of 44.6 acres for Tentative Tract Map No. 35816 and change of zoning. Western does not provide retail water service in the vicinity Northwesterly corner of El Calamar Road and Carancho Road. Our records indicate that the Rancho California Water District is the water purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at 951-789-5000.

A handwritten signature in black ink, appearing to read "Tammy Martin", is written over the typed name.

TAMMY MARTIN
Engineering Technician

TM:sc

Enclosure

\\wmwd-fsmain\Development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-TTM35815 CZ
7659.doc

Mail to: P.O. Box 5286, Riverside, California 92517-5286
480 E. Alessandro Blvd. Riverside, California 92508
(951) 789-5000 • FAX (951) 780-3837
www.wmwd.com

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

Tickle date 9-19-08

DATE: September 4, 2008

TO:

1st District Supervisor
1st District Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.

Co. Geologist
Environmental Programs Dept
P.D. Trails -- J. Jolliffe
P.D. Archaeologist
Riv. Transit Agency
Riv. Sheriff's Dept.
Riv. Co. Waste
West Municipal Water District

RECEIVED

SEP 09 2008

WMWD/Eng.

Murrieta Valley Unified School Dist.
Southern Calif. Edison Co.
Southern Calif. Gas
Eastern Information Center
Santa Rosa Plateau Riding Club
Santa Rosa CSD

Larry Souer
CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 - EA41950 - Applicant: Foli Family Partnership - Engineer/ Representative: VSL Engineering - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Northwesterly corner of El Calamar Road and Carancho Road - 44.66 Gross Acres - Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: The Change of Zone proposes to change the project site's current zoning classification from Light Agriculture - 20 Acre Minimum (A-1-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. - APN: 933-040-017 - Related Case: HANS01876

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 25, 2008**. 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) 955-0545 or email at mstraite@rcplma.org / MAILSTOP# 1070.

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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
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FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us
121227.1

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
September 25, 2008

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Mr. Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7659
Area: Southwest

We have reviewed this case and have the following comments:

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

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,

A handwritten signature in black ink, appearing to read 'MeKBIB DEGAGA', written over a faint circular stamp.

MEKBIB DEGAGA
Senior Civil Engineer

c: Tract 35815

TH:blj

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: MAY 1 2008
RE: SUBDIVISION NO. _____
PARCEL MAP NO. TENT. TRACT 35815
MOBILEHOME, T.T., R.V., PARK _____

PARCELS/LOTS: PM 4745 P-21
ZONING: A-1-20 Prop: RA 5
MAP SCHEDULE: _____
OTHER: APN 933-040-017

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Rancho Calif Water WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED Letter M 1597mp.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY Megaland Engineers
JOB/PROJECT # 5505-236...242 DATED 2-12-06.
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
 - 1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
 - 2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (6' DIA.) _____ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA

REQUIRED RMX: Megaland's soil study indicated 7 parcels.

REMARKS: Tentative map dated 3-15-08 proposed 8 parcels. The parcel configuration has also changed from Megaland's 2006 report. Thus, additional soils testing will be required. Megaland reported no ground water @ 15' where explored. Megaland determined rates of 4.5-6.5 gpd/100 tank size

BY A. S. Moran
ENVIRONMENTAL HEALTH SPECIALIST

received: Tim [Signature]
Distribution: WHITE—Applicant; CANARY—File; PINK—Water Quality Control B



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

June 8 2010

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Seearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

VIA E-MAIL and USPS

Mr. Matt Straite
Project Planner
County of Riverside TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Comments on the Tentative Tract Map 35815, De Luz Area of the County of Riverside

Dear Mr. Straite:

Thank you for inviting us to submit comments on the above named Project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian

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

#28F4C880E2P047v1

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, Village locations, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with projects in the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Temecula area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Our songs and oral accounts have transferred history and knowledge through the generations for thousands of years. The origin of the Luiseño people is the single most important account in our culture. Our present-day practices, beliefs and social structure are directly related to our creation. Luiseño history begins with the creation of all things at *'éxva Teméeku* and the surrounding environs. The name *'éxva* (EXH-vah) can be translated as a "place of sand" and *Teméeku* (Teh-MEH-koo) means "sun place." In fact, the place known today as Temecula, derives its etymology from this physical location where the Murrieta and Temecula Creeks converge to form the Santa Margarita River, which flows onto the Pacific Ocean.

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

Many of our traditional songs specifically mention the 'éxva Teméeku area. This is where our Origin Story and ancestral songs say *Túukumit* (TOO-koo-mit, Father Night Sky) and *Tamáayawut* (Ta-MAI-yah-whooot, Mother Day Earth) created the world. The Sun, *Temét* (teh-MET), was a gift brought by *Túukumit* to *Tamáayawut*. When *Túukumit* and *Tamáayawut* became one, their first offspring were earth and sand, which in Luiseño are 'éxla (EXH-la) and 'éxval (EXH-vol). 'éxva Teméeku is therefore in reference to the first offspring of *Túukumit* and *Tamáayawut* (Elliott n.d., 1069). Their children were known as the first people or *Káamalam* (KAH-mah-lam) and were all creatures, including trees, rocks, fog, mammals and birds.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red, black and white pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. This style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, is known as cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

The Tribe is aware of a large village complex located less than one mile to the north of the Project. *Méexal*, also known as the Santa Rosa Ranch, is important to the Pechanga Tribe as well as the residents of the Santa Rosa Plateau. The prehistoric Village Complex is quite large and extends for several miles to the north, west and southwest of the actual Ranch Complex.

Thus, as briefly outlined above, our songs and stories, our indigenous place names as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Temecula are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the City of Temecula, unincorporated areas of the County of Riverside and their spheres of influence. Not only has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on projects located in the City of Temecula and its sphere of influence, such as Temecula Creek, Vail Ranch Towne Center, Vail Ranch Square, all Redhawk commercial and residential developments, Temecula Civic Center, PM 32803, PM 33345, PM 36050 and many others. Further, the Tribe has been named as MLD on several projects within the City of Temecula.

The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES

The proposed Project is located in a highly sensitive region of Luiseño territory. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

To date, the Tribe has not received any environmental documents for this Project however our maps show a previously recorded cultural site located immediately adjacent to the

boundaries of this Project. Because of the presence of cultural resources, the low visibility of the Project surface as well as natural resources such as Sandia Creek ½ mile to the southeast, the Tribe believes that the potential for recovering both surface and subsurface resources during ground-disturbing activities is high. Therefore, the Tribe requests the presence of a professional Pechanga Tribal monitor and a Riverside County qualified archaeologist during all earthmoving activities.

Given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and thus need to be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

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

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archaeological excavations performed.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Application/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal

agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and ensure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

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

PROJECT MITIGATION MEASURES

The Tribe understands that an Initial Study and possibly a Mitigated Negative Declaration still must be prepared for this Project. The Tribe intends to work with the County, Project Applicant and Project Archaeologist to thoroughly evaluate and assess potential impacts to the Project Area. Once that process is completed, the Tribe may submit additional mitigation measures to specifically address impacts to any sites or resources found during the archaeological site assessments. For the present time, the Tribe asks that, at a minimum, the County include the following mitigation measures in its environmental assessment documents:

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the County and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

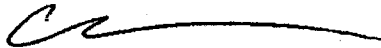
- MM 3** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)" within 48 hours of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on TR 35815
June 8, 2010
Page 8

religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Leslie Mouriquand, Riverside County Archaeologist

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

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

CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Foli Family Partnership – Engineer/ Representative: VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – **REQUEST:** The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. – APN: 933-040-017 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 15, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC004857

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR35815 DATE SUBMITTED: 5/12/08

APPLICATION INFORMATION

Applicant's Name: FOLI FAMILY PARTNERSHIP E-Mail: FRANWHITE3@GMAIL.COM

Mailing Address: P.O. BOX 1762
FALLBROOK, CA 92088
City State ZIP

Daytime Phone No: (760) 695-7885 Fax No: ()

Engineer/Representative's Name: RICHARD VALDEZ E-Mail: VSL.ENGINEERING@VERIZON.NET

Mailing Address: 40935 COUNTY CENTER DRIVE, SUITE D
TEMECULA, CA 92592
City State ZIP

Daytime Phone No: (951) 296-3930 Fax No: (951) 296-3931

Property Owner's Name: FOLI FAMILY PARTNERSHIP E-Mail: FRANWHITE3@GMAIL.COM

Mailing Address: P.O. BOX 1762
FALLBROOK, CA 92088
City State ZIP

Daytime Phone No: (760) 695-7885 Fax No: ()

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

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

Riverside Office 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 Fax (951) 955-3157
Form 295-1011 (08/27/07)

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

Murrieta Office 39493 Los Alamos Road
Murrieta, California 92563
Fax (951) 600-6145

C207059 EA41950 CP605298

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

FRAN WHITE FOR FOLI FAMILY PARTNERSHIP
PRINTED NAME OF APPLICANT

Fran White
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.

FRAN WHITE FOR FOLI FAMILY PARTNERSHIP
PRINTED NAME OF PROPERTY OWNER(S)

Fran White
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 owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 933-040-017

Section: 11 & 12 Township: 8 SOUTH Range: 4 WEST

Approximate Gross Acreage: 45.15 ACRES

General location (cross streets, etc.): North of CARANCHO ROAD, South of EL CALAMAR ROAD, East of EL CALAMAR ROAD, West of EL CALAMAR ROAD.

Thomas Brothers map, edition year, page number, and coordinates: PAGE 980, GRID A3 (2005)

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

SUBDIVIDE 45.15 ACRES INTO EIGHT (8) HOMESITES (5 ACRE MINIMUM)

Related cases filed in conjunction with this request:

HANS 1876

PAR 01174

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 4000

Estimated amount of fill = cubic yards 4000

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

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export? N/A

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/19/2012.

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

APN (s) or case numbers Agricultural Preserve No 18 For

Company or Individual's Name Planning Department.

Distance buffered within AG.

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

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

NAME: Vinnie Nguyen

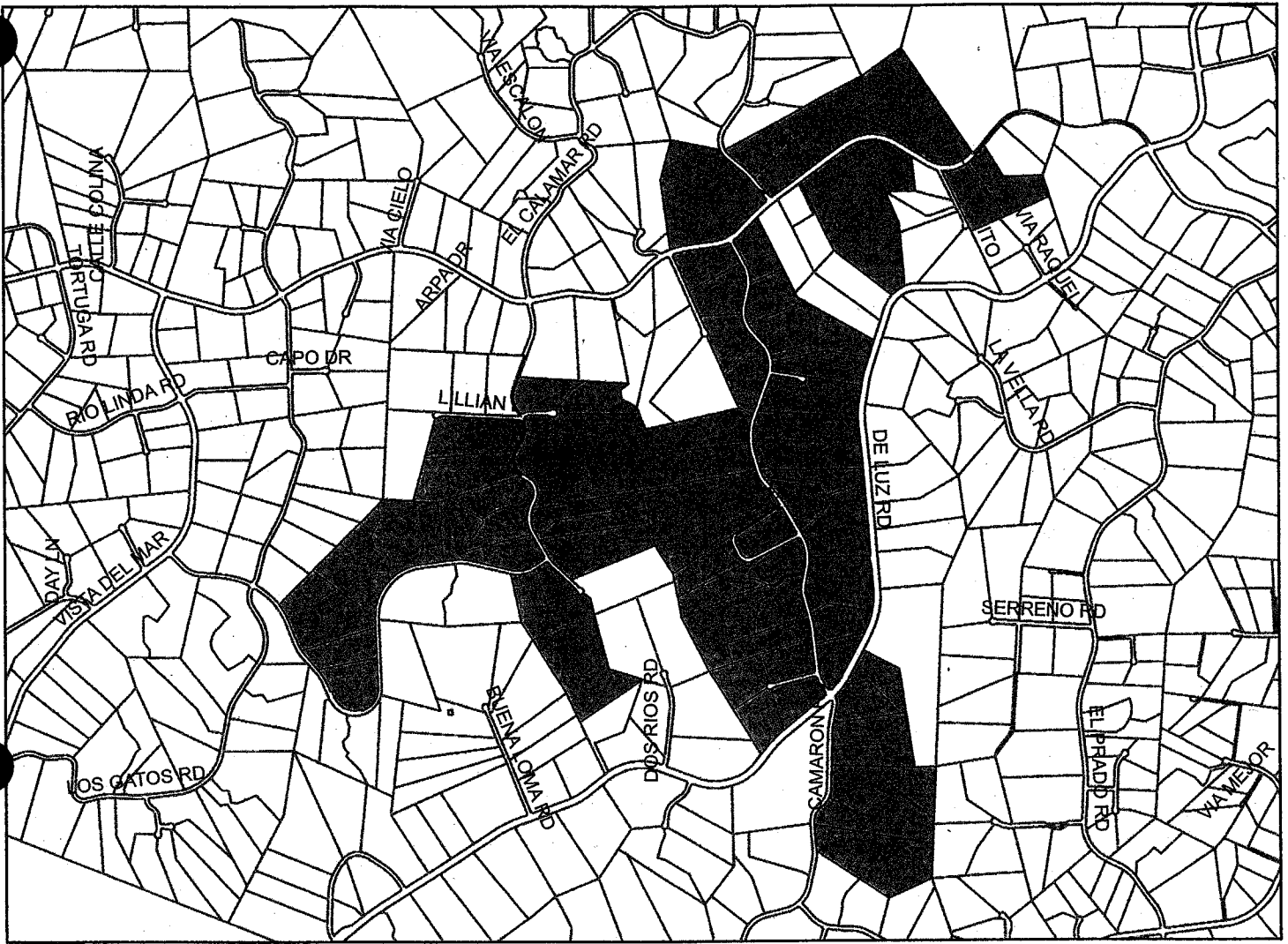
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Agricultural Preserve No. 18



Selected Parcels

933-120-046	933-120-047	933-100-047	933-110-044	933-110-045	934-200-006	934-200-009	933-020-030	933-020-031	933-020-032
933-090-023	933-090-024	933-090-025	933-090-026	933-100-035	933-100-036	933-100-040	933-100-018	933-080-031	934-210-010
933-080-027	933-040-017	933-030-014	933-080-012	933-080-029	933-100-037	933-100-038	933-100-016	933-100-015	933-100-017
933-170-038	933-090-014	933-090-015	933-100-020	933-090-019	934-210-009	933-040-018	933-040-019	933-040-020	934-200-007
933-080-017	933-080-018	933-170-037	933-120-044	933-120-045	934-200-008	933-080-011	933-110-048	934-210-005	933-090-020
933-110-037	933-100-039	933-170-047	933-170-048	933-100-043	933-100-044	933-100-031	933-100-032	933-030-010	933-110-036
933-080-028	933-090-016	933-100-012	933-090-011	933-110-020	933-030-015	933-120-048	933-120-049	933-120-030	933-040-021
933-100-045	933-100-046	933-080-015	933-080-016	933-120-009	933-120-043	933-020-033	933-080-030		



2,700 1,350 0 2,700 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: 933020032, APN: 933020032
BIZ Z4
C/O KENNETH HIGBEE
44410 LOS GAROS RD
TEMECULA CA 92590

ASMT: 933040021, APN: 933040021
WALLACE UCHIDA
16 1/2 S GRANADA
ALHAMBRA CA 91801

ASMT: 933020033, APN: 933020033
MIN CHENG, ETAL
215 W LAS FLORES AVE
ARCADIA CA 91007

ASMT: 933080016, APN: 933080016
WILLIAM BURNS
1313 E NUTWOOD AVE
FULLERTON CA 92831

ASMT: 933030010, APN: 933030010
DENISE VACCARO, ETAL
P O BOX 2350
TEMECULA CA 92593

ASMT: 933080018, APN: 933080018
KAMALA BALAN, ETAL
19871 YORBA LINDA BLV 105
YORBA LINDA CA 92686

ASMT: 933030014, APN: 933030014
MELODEE LEAVITT, ETAL
22250 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933080027, APN: 933080027
FIVE SAFE T
C/O SHAHIN TEHRANI
1225 CASIANO PL
LOS ANGELES CA 90049

ASMT: 933030015, APN: 933030015
SUSAN REICHARDT
22711 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933080028, APN: 933080028
SAMAYEH SAJADI, ETAL
44420 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933040017, APN: 933040017
FOLI FAMILY LTD PARTNERSHIP
2560 TUNRIF CT
VISTA CA 92084

ASMT: 933080029, APN: 933080029
TRUDI DEMOS, ETAL
NO 114 376
23905 CLINTON KEITH RD
WILDOMAR CA 92595

ASMT: 933040020, APN: 933040020
LOMA DE PALOS
24 LOS MONTEROS DR
DANA POINT CA 92629

ASMT: 933080030, APN: 933080030
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 933080031, APN: 933080031
XUAN TRAN, ETAL
340 COASTLINE DR
SEAL BEACH CA 90740

ASMT: 933100015, APN: 933100015
HENRY DELUZ RANCH
P O BOX 27867
ESCONDIDO CA 92027

ASMT: 933090011, APN: 933090011
LOUISE BUBALO, ETAL
P O BOX 1048
MONROVIA CA 91017

ASMT: 933100018, APN: 933100018
SHIRLEE KOONS, ETAL
23552 CAMPESTRE
MISSION VIEJO CA 92675

ASMT: 933090015, APN: 933090015
LAURA EVOLA, ETAL
P O BOX 1696
TEMECULA CA 92593

ASMT: 933100020, APN: 933100020
FLORA WALKER, ETAL
2944 RUBIDOUX BLV
RIVERSIDE CA 92509

ASMT: 933090019, APN: 933090019
JOSE GONZALEZ
46250 CAMARON RD
TEMECULA, CA. 92590

ASMT: 933100031, APN: 933100031
MARIE STANTON, ETAL
22821 CALLE ANGELINA
TEMECULA, CA. 92590

ASMT: 933090020, APN: 933090020
RALPH BRYSON
2515 N WHITING
MESA AZ 85213

ASMT: 933100032, APN: 933100032
MARIE STANTON, ETAL
43205 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 933090026, APN: 933090026
BARBARA CURTIS, ETAL
1554 SLEEPING INDIAN RD
FALLBROOK CA 92028

ASMT: 933100036, APN: 933100036
BRIAN CLEMENCE
47075 CAMARON RD
TEMECULA CA 92590

ASMT: 933100012, APN: 933100012
SIERRA PROPERTIES DEV INC
P O BOX 1537
TEMECULA CA 92593

ASMT: 933100038, APN: 933100038
HENRY AVOCADO PACKING CORP
P O BOX 300867
ESCONDIDO CA 92030

ASMT: 933100039, APN: 933100039
RICHARD SOUZA
1955 PADDOCK LN
NORCO CA 92860

ASMT: 933120009, APN: 933120009
BETTY TEKUNOFF, ETAL
8441 YARROW ST
ROSEMEAD CA 91770

ASMT: 933100040, APN: 933100040
BRIAN CLEMENCE
25135 LAS PALMERAS
TEMECULA CA 92590

ASMT: 933120030, APN: 933120030
VOGEL CORP
P O BOX 21158
1651 E BAY STREET
LOS ANGELES CA 90021

ASMT: 933100046, APN: 933100046
WILEY, ETAL
6075 LA JOLLA SENIC DR
LA JOLLA CA 92037

ASMT: 933120043, APN: 933120043
WILLIAM VOGEL
604 W 37TH ST
SAN PEDRO CA 90731

ASMT: 933110020, APN: 933110020
SUSAN INGLE, ETAL
43966 HIGHLANDER DR
TEMECULA CA 92592

ASMT: 933120045, APN: 933120045
LAURA BLANEY, ETAL
2032 CUMBRE CT
CARLSBAD CA 92009

ASMT: 933110037, APN: 933110037
RALPH SWAPP
P O BOX 413
TEMECULA CA 92593

ASMT: 933120049, APN: 933120049
LISA HARRIS, ETAL
P O BOX 2426
TEMECULA CA 92593

ASMT: 933110045, APN: 933110045
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

ASMT: 933170037, APN: 933170037
MARTHA SCHAFER
15501 PRATT CIR
HUNTINGTON BEACH CA 92647

ASMT: 933110048, APN: 933110048
NATH INV INC
44600 EL CALIMAR RD
TEMECULA CA 92590

ASMT: 933170038, APN: 933170038
SANDY LIN, ETAL
C/O SANDY LIN
P O BOX 609
MONTEBELLO CA 90640

ASMT: 933170048, APN: 933170048
LAURA EGGERING, ETAL
21158 BUENA VISTA RD
TEMECULA CA 92590

ASMT: 934210010, APN: 934210010
DAVID CLARK
P O BOX 5975
SAN CLEMENTE CA 92674

ASMT: 934200006, APN: 934200006
BALTAZAR MEJIA, ETAL
17249 FAIRFAX CT
FONTANA CA 92336

ASMT: 934200007, APN: 934200007
T BANK, ETAL
1 FOUNTAIN PLAZA
BUFFALO NY 14203

ASMT: 934200008, APN: 934200008
ELEANOR KUNZE, ETAL
45200 CAMARON RD
TEMECULA, CA. 92590

ASMT: 934200009, APN: 934200009
JANET SHREIAR, ETAL
23 AUGUSTA LN
NEWPORT BEACH CA 92660

ASMT: 934210005, APN: 934210005
MYONG YU, ETAL
2141 SKYE DR
RIVERSIDE CA 92506

ASMT: 934210009, APN: 934210009
L A R D INV LTD PARTNERSHIP
C/O ARTHUR FLORES
13635 FREEWAY DR
SANTA FE SPRINGS CA 90670

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/19/2012,

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

APN (s) or case numbers Apn 933-040-017 For

Company or Individual's Name Planning Department,

Distance buffered 5280'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

APN 933-040-017 (5280 feet buffer)



Selected Parcels

933-120-046	933-120-047	933-110-044	933-110-045	933-050-027	933-020-007	933-020-016	933-050-030	934-030-008	933-050-043
933-050-045	933-050-046	933-050-057	933-050-058	933-020-030	933-020-031	933-020-032	933-090-023	933-090-024	933-090-025
933-090-026	933-030-013	933-100-040	934-110-002	933-030-028	934-100-002	934-020-008	934-020-009	934-020-010	934-020-011
934-040-003	934-030-007	933-050-024	933-120-042	934-020-005	933-070-056	933-030-007	904-040-093	933-080-031	934-020-006
933-050-054	933-050-035	933-070-071	933-030-025	933-070-020	933-040-024	904-040-059	904-040-060	934-100-003	933-020-008
933-030-018	933-070-053	933-120-041	933-080-027	933-030-008	933-040-017	933-030-014	933-080-012	933-080-029	933-030-012
933-030-020	934-110-001	933-040-026	933-040-027	933-040-028	933-040-029	933-030-016	933-100-037	933-100-038	933-070-065
933-070-066	933-050-023	933-080-023	933-090-022	933-070-047	933-070-048	933-070-049	933-070-050	933-060-026	933-060-027
934-040-004	934-090-003	933-070-026	934-040-009	933-070-052	933-020-036	933-070-067	933-060-018	934-050-004	934-080-014

rst 90 parcels shown



3,900 1,950 0 3,900 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: 904040060, APN: 904040060
GAME WILDLIFE CONSERV, ETAL
C/O BILL GALLUP
1807 13TH ST
SACRAMENTO CA 95814

ASMT: 933020033, APN: 933020033
MIN CHENG, ETAL
215 W LAS FLORES AVE
ARCADIA CA 91007

ASMT: 904040093, APN: 904040093
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 933020036, APN: 933020036
JASA PROP
C/O JERRY ALBRECHT
2257 E CHARLES RD
MARION IN 46952

ASMT: 933020005, APN: 933020005
RANCHO HIGHLANDS AVOCADO GROUP INC
43500 RIDGE PARK DR 104
TEMECULA CA 92590

ASMT: 933030007, APN: 933030007
CONRAD COMPANIES
7251 LAKE FARM AVE
LAS VEGAS NV 89131

ASMT: 933020008, APN: 933020008
ELDA SHORT, ETAL
22910 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933030008, APN: 933030008
FLAGGRICULTURAL INC
P O BOX 1677
TEMECULA CA 92593

ASMT: 933020009, APN: 933020009
ELLAINE EUBANK, ETAL
P O BOX 1376
TEMECULA CA 92593

ASMT: 933030010, APN: 933030010
DENISE VACCARO, ETAL
P O BOX 2350
TEMECULA CA 92593

ASMT: 933020016, APN: 933020016
NORA BAZAR, ETAL
6159 VINEYARD AVE
RANCHO CUCAMONGA CA 91701

ASMT: 933030012, APN: 933030012
FRANCES NESS, ETAL
22305 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933020032, APN: 933020032
BIZ Z4
C/O KENNETH HIGBEE
44410 LOS GAROS RD
TEMECULA CA 92590

ASMT: 933030013, APN: 933030013
MARIANNE HESTEHAVE, ETAL
22355 CORTE BONITA
TEMECULA CA 92590

ASMT: 933030014, APN: 933030014
MELODEE LEAVITT, ETAL
22250 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933030025, APN: 933030025
DAVID PAUL FAMILY TRUST
P O BOX 1467
PASO ROBLES CA 93447

ASMT: 933030015, APN: 933030015
SUSAN REICHARDT
22711 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933030026, APN: 933030026
NANCY MARQUINO, ETAL
43550 VIA RAQUEL
TEMECULA, CA. 92590

ASMT: 933030016, APN: 933030016
JAN BAKER, ETAL
22735 CARANCHO RD
TEMECULA CA 92590

ASMT: 933030027, APN: 933030027
MARIA MARTINEZ, ETAL
43705 VIA RAQUEL
TEMECULA CA 92590

ASMT: 933030017, APN: 933030017
DAVID HAVINS, ETAL
P O BOX 2620
TEMECULA CA 92593

ASMT: 933030028, APN: 933030028
HEIDI JOHNSON, ETAL
1001 AVENIDA PICO NO C163
SAN CLEMENTE CA 92673

ASMT: 933030018, APN: 933030018
IRENE LUEBBEN, ETAL
13845 C ALTON PARKWAY
IRVINE CA 92618

ASMT: 933040014, APN: 933040014
WACKER CHILDREN INV CORP
C/O LEE WACKER
27930 LEXINGTON
SUN CITY CA 92586

ASMT: 933030019, APN: 933030019
KARIN RUNYEN, ETAL
22285 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933040017, APN: 933040017
FOLI FAMILY LTD PARTNERSHIP
2560 TUNRIF CT
VISTA CA 92084

ASMT: 933030020, APN: 933030020
FRANCES NESS, ETAL
22305 CORTE BONITA
TEMECULA CA 92590

ASMT: 933040020, APN: 933040020
LOMA DE PALOS
24 LOS MONTEROS DR
DANA POINT CA 92629

ASMT: 933040021, APN: 933040021
WALLACE UCHIDA
16 1/2 S GRANADA
ALHAMBRA CA 91801

ASMT: 933040044, APN: 933040044
MARIA MENDOZA, ETAL
32882 VERONA CT
TEMECULA CA 92592

ASMT: 933040022, APN: 933040022
LESLIE RADENTZ, ETAL
24252 MIRASOL WAY
TEMECULA CA 92590

ASMT: 933040045, APN: 933040045
LUCIANO RAYMUNDO, ETAL
C/O LUCIANO C RAYMUNDO
42768 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933040023, APN: 933040023
JOSEPH LENIHAN
592 VIA ALMAR
PALOS VERDES CA 90274

ASMT: 933050015, APN: 933050015
SANTA ROSA RANCHES WATER DIST
28061 FRONT ST
TEMECULA CA 92590

ASMT: 933040024, APN: 933040024
DIANE COLE, ETAL
P O BOX 2209
TEMECULA CA 92593

ASMT: 933050022, APN: 933050022
DORIS BAKER, ETAL
11792 CHERRY ST
LOS ALAMITOS CA 90720

ASMT: 933040025, APN: 933040025
SANDRA JOHNSON, ETAL
42505 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933050023, APN: 933050023
HENRY LUBER
43625 VIA ESCALON
TEMECULA, CA. 92590

ASMT: 933040029, APN: 933040029
RAJNI MARWAH, ETAL
15051 LEFFINGWELL STE 201
WHITTIER CA 90604

ASMT: 933050024, APN: 933050024
MARY GEORGE, ETAL
1448 E GREENVIEW DR
ORANGE CA 92866

ASMT: 933040033, APN: 933040033
SHU HUEI KUO, ETAL
C/O LIN YU WANG
4122 W ROUSSEAU LN
PLS VRDS PNSL CA 90274

ASMT: 933050027, APN: 933050027
ALVOCADO
C/O ALEX HERTZ
P O BOX 2020
TEMECULA CA 92593

ASMT: 933050034, APN: 933050034
TERESA BARRAGAN, ETAL
7705 E CAMINO TAMPICO
ANAHEIM CA 92808

ASMT: 933050056, APN: 933050056
MI HONG, ETAL
3398 VIEWFIELD AVE
HACIENDA HEIGHTS CA 91745

ASMT: 933050035, APN: 933050035
VICKI HINRICHS, ETAL
43652 VIA ESCALON
TEMECULA, CA. 92590

ASMT: 933050058, APN: 933050058
BASSAM LOUIS, ETAL
2949 WESTERIA LN
FULLERTON CA 92833

ASMT: 933050036, APN: 933050036
SANTA ROSA RANCHES WATER DIST
ADDRESS UNKNOWN
05-31-2006

ASMT: 933050059, APN: 933050059
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 933050039, APN: 933050039
BERYL LEE, ETAL
5450 VESPER AVE NO 320B
SHERMAN OAKS CA 91411

ASMT: 933050062, APN: 933050062
SHARAREH SAFA, ETAL
C/O MEHDI SAFA
14 LASSEN
IRVINE CA 92612

ASMT: 933050048, APN: 933050048
LINDA BLACK, ETAL
43526 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933060015, APN: 933060015
ROBERT COGHILL
10692 BELL ST
STANTON CA 90680

ASMT: 933050053, APN: 933050053
JENNIFER KEENAN, ETAL
7 MARNI CT
MARLTON NJ 8053

ASMT: 933060016, APN: 933060016
JOSE ALFARO
400 E 4TH ST
PERRIS CA 92570

ASMT: 933050054, APN: 933050054
ANNA CLAUSING, ETAL
P O BOX 2502
TEMECULA CA 92593

ASMT: 933060017, APN: 933060017
RUTH BRAUN, ETAL
43750 VIA CIELO
RANCHO CALIFORNIA CA 92590

ASMT: 933060018, APN: 933060018
LINH BIERLY, ETAL
P O BOX 1598
TEMECULA CA 92593

ASMT: 933070024, APN: 933070024
LESLIE NIEDRINGHAUS, ETAL
44295 EL CALAMAR RD
TEMECULA CA 92590

ASMT: 933060021, APN: 933060021
WESTERN RIVERSIDE CO REGIONAL CONS AI
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 933070025, APN: 933070025
VOGEL CORP
P O BOX 21158
1651 E BAY STREET
LOS ANGELES CA 90021

ASMT: 933060022, APN: 933060022
VICTORIA SERRANO ADAMS, ETAL
11224 WALKING FERN COVE
SAN DIEGO CA 92131

ASMT: 933070026, APN: 933070026
TINA FRENCH, ETAL
21902 LILLIAN LN
TEMECULA, CA. 92590

ASMT: 933060023, APN: 933060023
DENESE CORDARO, ETAL
2274 BROOKHAVEN PASS
VISTA CA 92081

ASMT: 933070050, APN: 933070050
GIZELLA CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028

ASMT: 933060024, APN: 933060024
CARMEN BERNS, ETAL
43745 VIA CIELO
TEMECULA, CA. 92590

ASMT: 933070052, APN: 933070052
JAMES WAINER
20491 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933060027, APN: 933060027
ISMAEL MARTINEZ
24652 LEICESTER RD
WILDOMAR CA 92592

ASMT: 933070053, APN: 933070053
FARMLAND PROP
615 S DUPONT HIGHWAY
DOVER DE 19901

ASMT: 933070020, APN: 933070020
DCF FAMILY LTD PARTNERSHIP
C/O DAVID W FRENCH
5739 CALLE POLVOROSA
SAN CLEMENTE CA 92673

ASMT: 933070054, APN: 933070054
ZIVELONGHI INV CO
C/O GEORGE ZIVELONGHI
5808 SUMMITVIEW STE A214
YAKIMA WA 98908

ASMT: 933070056, APN: 933070056
CHUMERI PROP
6081 ORANGE AVE
CYPRESS CA 90630

ASMT: 933080011, APN: 933080011
NATH INV INC
44600 EL CALIMAR RD
TEMECULA CA 92590

ASMT: 933070057, APN: 933070057
GARY MCMILLAN, ETAL
C/O GARY MCMILLAN
29379 RANCHO CALIF NO 201
TEMECULA CA 92591

ASMT: 933080016, APN: 933080016
WILLIAM BURNS
1313 E NUTWOOD AVE
FULLERTON CA 92831

ASMT: 933070060, APN: 933070060
TAROPA INV
1525 N MAR VISTA AVE
PASADENA CA 91104

ASMT: 933080018, APN: 933080018
KAMALA BALAN, ETAL
19871 YORBA LINDA BLV 105
YORBA LINDA CA 92686

ASMT: 933070069, APN: 933070069
KATHRYN KING, ETAL
20755 CARANCHO
TEMECULA, CA. 92590

ASMT: 933080022, APN: 933080022
RICHARD OCONNOR
58 LINDA ISLE
NEWPORT BEACH CA 92660

ASMT: 933070070, APN: 933070070
SU JEN HSU
1149 MYRA CT
UPLAND CA 91786

ASMT: 933080023, APN: 933080023
HENRY REED
3456 MANDEVILLE CANYON RD
LOS ANGELES CA 90049

ASMT: 933070071, APN: 933070071
XUELIN WU, ETAL
2121 HARRIMAN LN NO 3
REDONDO BEACH CA 90278

ASMT: 933080026, APN: 933080026
SIERRA PROP DEV INC
P O BOX 560
TEMECULA CA 92593

ASMT: 933070072, APN: 933070072
ROBERT BARNHARDT
94 TROON CIR
DURANGO CO 81301

ASMT: 933080027, APN: 933080027
FIVE SAFE T
C/O SHAHIN TEHRANI
1225 CASIANO PL
LOS ANGELES CA 90049

ASMT: 933080028, APN: 933080028
SAMAYEH SAJADI, ETAL
44420 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933090011, APN: 933090011
LOUISE BUBALO, ETAL
P O BOX 1048
MONROVIA CA 91017

ASMT: 933080029, APN: 933080029
TRUDI DEMOS, ETAL
NO 114 376
23905 CLINTON KEITH RD
WILDOMAR CA 92595

ASMT: 933090015, APN: 933090015
LAURA EVOLA, ETAL
P O BOX 1696
TEMECULA CA 92593

ASMT: 933080030, APN: 933080030
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 933090019, APN: 933090019
JOSE GONZALEZ
46250 CAMARON RD
TEMECULA, CA. 92590

ASMT: 933080031, APN: 933080031
XUAN TRAN, ETAL
340 COASTLINE DR
SEAL BEACH CA 90740

ASMT: 933090020, APN: 933090020
RALPH BRYSON
2515 N WHITING
MESA AZ 85213

ASMT: 933080033, APN: 933080033
KAHOME
C/O 114 507
23905 CLINTON KEITH
WILDOMAR CA 92595

ASMT: 933090021, APN: 933090021
BARBARA TIPPINS, ETAL
21975 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933080041, APN: 933080041
PERSEPOLIS INC
C/O PMB T131
2533 N CARSON ST
CARSON CITY NV 89706

ASMT: 933090022, APN: 933090022
PAMELA SMITH, ETAL
21995 CARANCHO RD
TEMECULA CA 92590

ASMT: 933090005, APN: 933090005
Z DEMIRDJIAN
635 N POPLAR AVE
MONTEBELLO CA 90640

ASMT: 933090026, APN: 933090026
BARBARA CURTIS, ETAL
1554 SLEEPING INDIAN RD
FALLBROOK CA 92028

ASMT: 933100012, APN: 933100012
SIERRA PROPERTIES DEV INC
P O BOX 1537
TEMECULA CA 92593

ASMT: 933100046, APN: 933100046
WILEY, ETAL
6075 LA JOLLA SENIC DR
LA JOLLA CA 92037

ASMT: 933100020, APN: 933100020
FLORA WALKER, ETAL
2944 RUBIDOUX BLV
RIVERSIDE CA 92509

ASMT: 933110020, APN: 933110020
SUSAN INGLE, ETAL
43966 HIGHLANDER DR
TEMECULA CA 92592

ASMT: 933100031, APN: 933100031
MARIE STANTON, ETAL
22821 CALLE ANGELINA
TEMECULA, CA. 92590

ASMT: 933110033, APN: 933110033
JENNIFER CALIXTO, ETAL
C/O CALIXTO IND INC
31307 SANTIAGO RD
TEMECULA CA 92592

ASMT: 933100032, APN: 933100032
MARIE STANTON, ETAL
43205 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 933110036, APN: 933110036
MILDRED LIN, ETAL
P O BOX 609
MONTEBELLO CA 90640

ASMT: 933100038, APN: 933100038
HENRY AVOCADO PACKING CORP
P O BOX 300867
ESCONDIDO CA 92030

ASMT: 933110045, APN: 933110045
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

ASMT: 933100039, APN: 933100039
RICHARD SOUZA
1955 PADDOCK LN
NORCO CA 92860

ASMT: 933120009, APN: 933120009
BETTY TEKUNOFF, ETAL
8441 YARROW ST
ROSEMEAD CA 91770

ASMT: 933100040, APN: 933100040
BRIAN CLEMENCE
25135 LAS PALMERAS
TEMECULA CA 92590

ASMT: 933120041, APN: 933120041
FEDERICO ENTERPRISES INC
C/O GORMAN CO
940 CALLE NEGOCIO STE 135
SAN CLEMENTE CA 92673

ASMT: 933120042, APN: 933120042
CATHERINE LEE, ETAL
44952 VISTA DEL MAR
TEMECULA CA 92590

ASMT: 934020011, APN: 934020011
CARL DAGGY
23344 LA VELLA RD
TEMECULA CA 92590

ASMT: 933120043, APN: 933120043
WILLIAM VOGEL
604 W 37TH ST
SAN PEDRO CA 90731

ASMT: 934030003, APN: 934030003
LINDA RIEGER, ETAL
23321 LA VELLA RD
TEMECULA, CA. 92590

ASMT: 933120045, APN: 933120045
LAURA BLANEY, ETAL
2032 CUMBRE CT
CARLSBAD CA 92009

ASMT: 934030005, APN: 934030005
KATHLEEN KAHLENBERG, ETAL
8325 PEPPERGRASS CT
GILROY CA 95020

ASMT: 934020001, APN: 934020001
DIANE SMITH, ETAL
46100 DE LUZ RD
TEMECULA CA 92590

ASMT: 934030007, APN: 934030007
SUSAN DEARDORFF, ETAL
50 OAK KNOLL DR
SAN ANSELMO CA 94960

ASMT: 934020005, APN: 934020005
CHERYL HUBER
30737 CALLE PINA COLADA
TEMECULA CA 92591

ASMT: 934030008, APN: 934030008
AUST NELDA R FAMILY TRUST
P O BOX 463
MORENO VALLEY CA 92556

ASMT: 934020006, APN: 934020006
YU FEN TAI, ETAL
4020 HUMBOLDT LN
YORBA LINDA CA 92886

ASMT: 934040002, APN: 934040002
MAY BAUMGARDT
27550 SIERRA MADRE DR
MURRIETA CA 92563

ASMT: 934020009, APN: 934020009
CARL DAGGY
23344 LAVELLA RD
TEMECULA CA 92590

ASMT: 934040003, APN: 934040003
CHARLES FIELD, ETAL
44310 CALLE BERNARDO
TEMECULA, CA. 92590

ASMT: 934040004, APN: 934040004
LARUA SCHWALM, ETAL
38210 BENTON RD RR3
HEMET CA 92544

ASMT: 934090003, APN: 934090003
MARY CORONA, ETAL
33320 HIGHWAY 79
TEMECULA CA 92592

ASMT: 934040009, APN: 934040009
CHRISTY HARNS, ETAL
314 E 3RD ST
PERRIS CA 92570

ASMT: 934100001, APN: 934100001
JACQUELINE BIRES CROCE, ETAL
46190 DE LUZ RD
TEMECULA, CA. 92590

ASMT: 934040010, APN: 934040010
BLANCA DELGADO, ETAL
1250 GUNSMOKE RD
NORCO CA 92860

ASMT: 934100002, APN: 934100002
SUSAN MURRAY, ETAL
231 EAST ST
NORCO CA 92860

ASMT: 934050004, APN: 934050004
LAURA PAULK, ETAL
23445 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 934100003, APN: 934100003
EDGAR EBERHARD
P O BOX 135
FALLBROOK CA 92028

ASMT: 934080013, APN: 934080013
JOHN SILIZNOFF
23402 LA VELLA RD
TEMECULA CA 92590

ASMT: 934110001, APN: 934110001
G WITT, ETAL
14033 LEAHY AVE
BELLFLOWER CA 90706

ASMT: 934080014, APN: 934080014
OBDULIA AGUILAR, ETAL
20514 COVINA HILLS RD
COVINA CA 91724

ASMT: 934110002, APN: 934110002
BRIAN CLEMENCE
46750 DE LUZ RD
TEMECULA, CA. 92590

ASMT: 934080016, APN: 934080016
UNHAE HUR
2020 VILLA HEIGHTS RD
PASADENA CA 91107

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

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

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

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

ATTN: Elin Motherhead,
Trails Coordinator
Santa Rosa Plateau Riding Club
18575 Vista de Montanas
Murrieta, CA 92563

Santa Rosa Community Services Dist.
41785 Enterprise Circle South, Ste. A
Temecula, CA 92590

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

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

Riverside Local Agency Formation
Commission
3850 Vine Street, Suite 110
Riverside CA 92507

Department of Conservation
Mark Nechodom
801K street, MS 24-01
Sacramento, CA 95814

Fran White
PO Box 1762
Fallbrook, CA 92088

Foli Family LTD Partnership
PO Box 1762
Fallbrook, CA 92088

VSL Engineering
Att: Rich Valdez
40935 Country Center Dr. Suite D
Temecula CA 92592

Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626

Black Emerald LLC
91711 82nd Ave
Thermal CA 92274

Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 10, 2012

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: AG 1000; ZC 7659; TTM 35815

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Monday, May 14, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

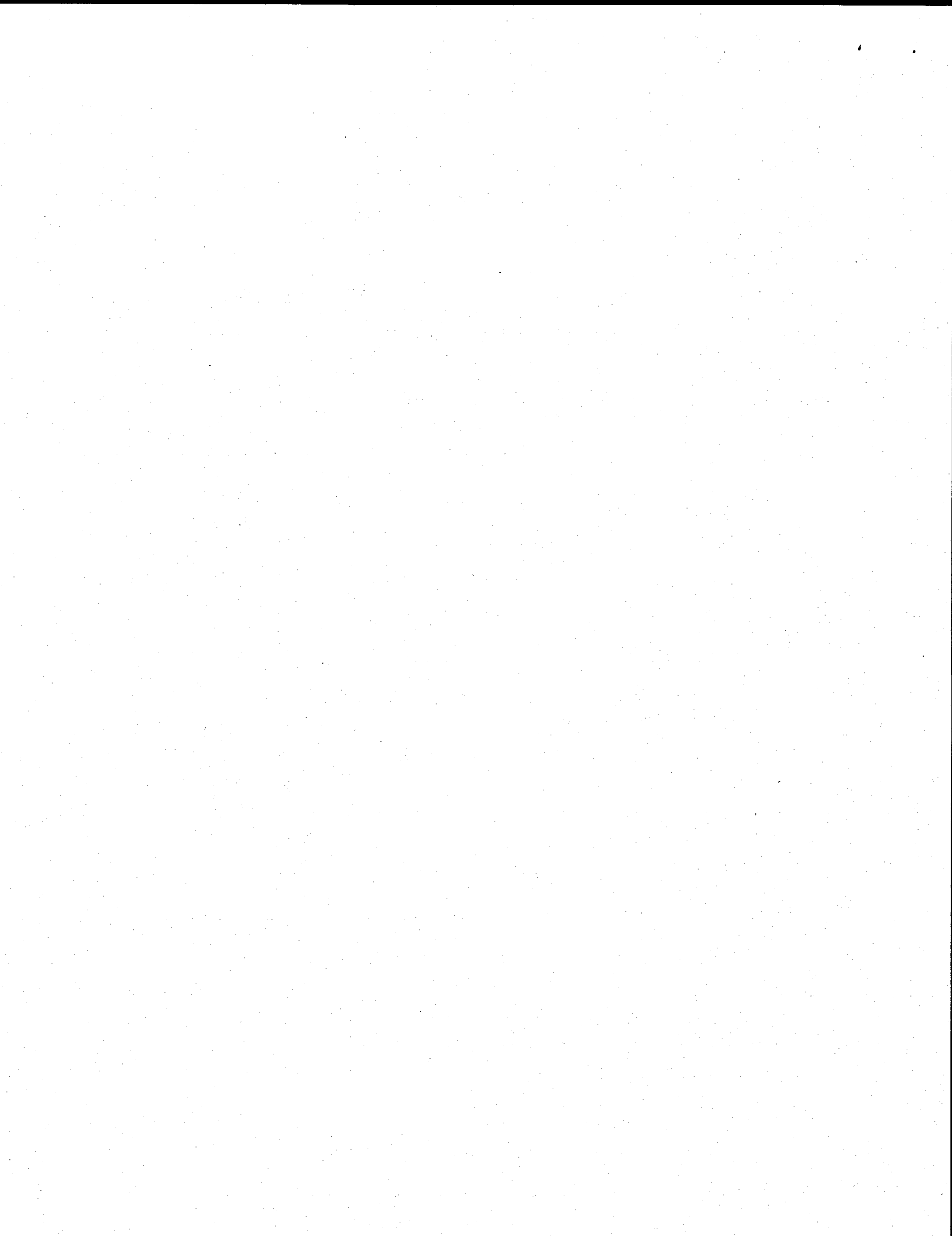
NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD



Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, May 10, 2012 8:51 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: AG 1000 ZC 7659 TTM 35815

Received for publication on May 14. Proof with cost to follow. Thank You! ~Maria

On Thu, May 10, 2012 at 8:16 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Hello again! Attached is a Notice of Public Hearing, for publication on Monday, May 14, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
[951-955-8464](tel:951-955-8464)

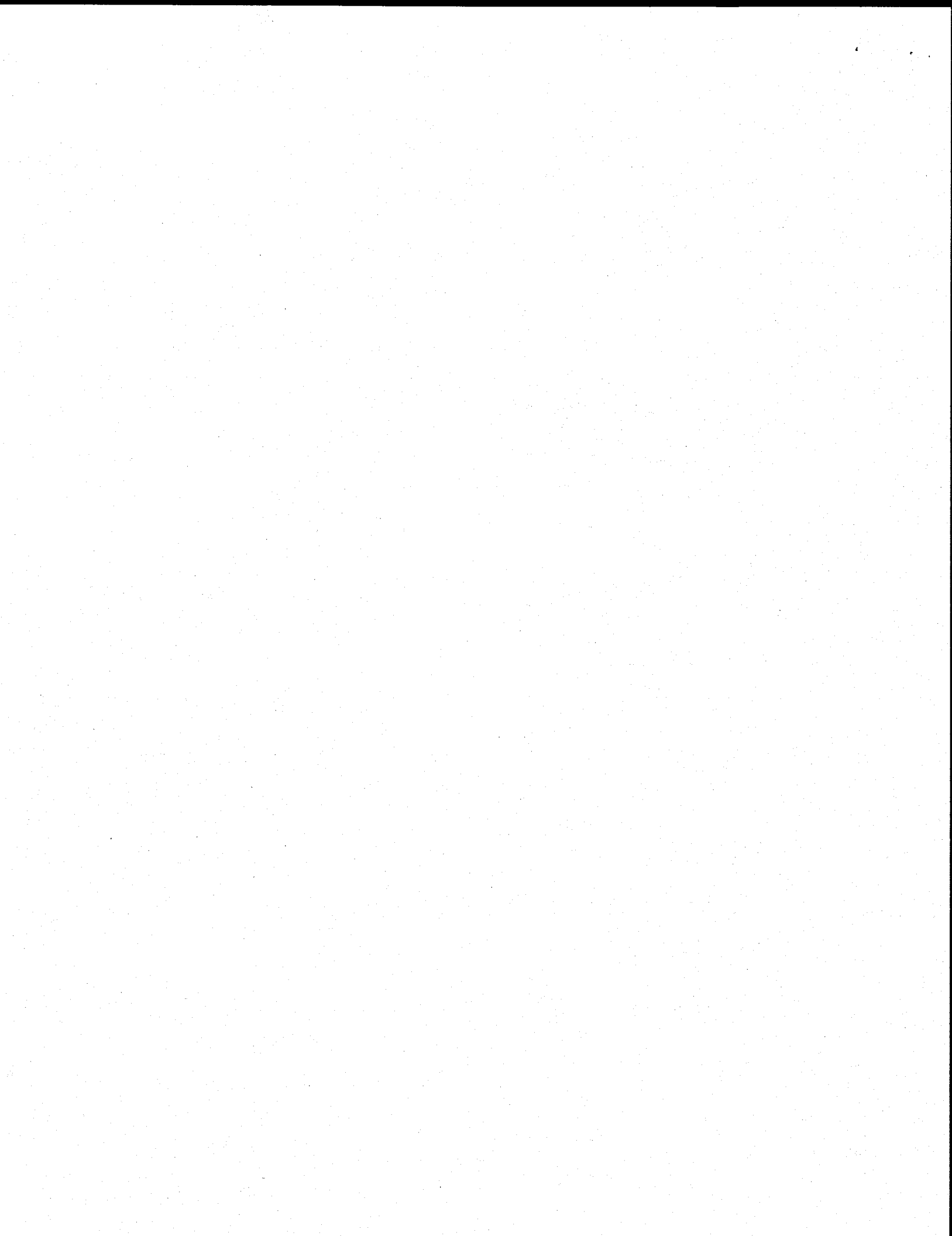
THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

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Publisher of The Press-Enterprise
Phone: 1.800.880.0345
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA -SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 5, 2012 at 1:30 P.M.** to consider the application submitted by Foli Family Partnership – VSL Engineering, on **Agricultural Preserve Case No. 1000**, which proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres; **Change of Zone No. 7659**, which proposes to change the zone from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5) or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35815, Schedule D**, which proposes to subdivide 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres (“the project”). A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. The project is located northwesterly corner of El Calamar Road and Carancho Road in the Rancho California Zoning Area-Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

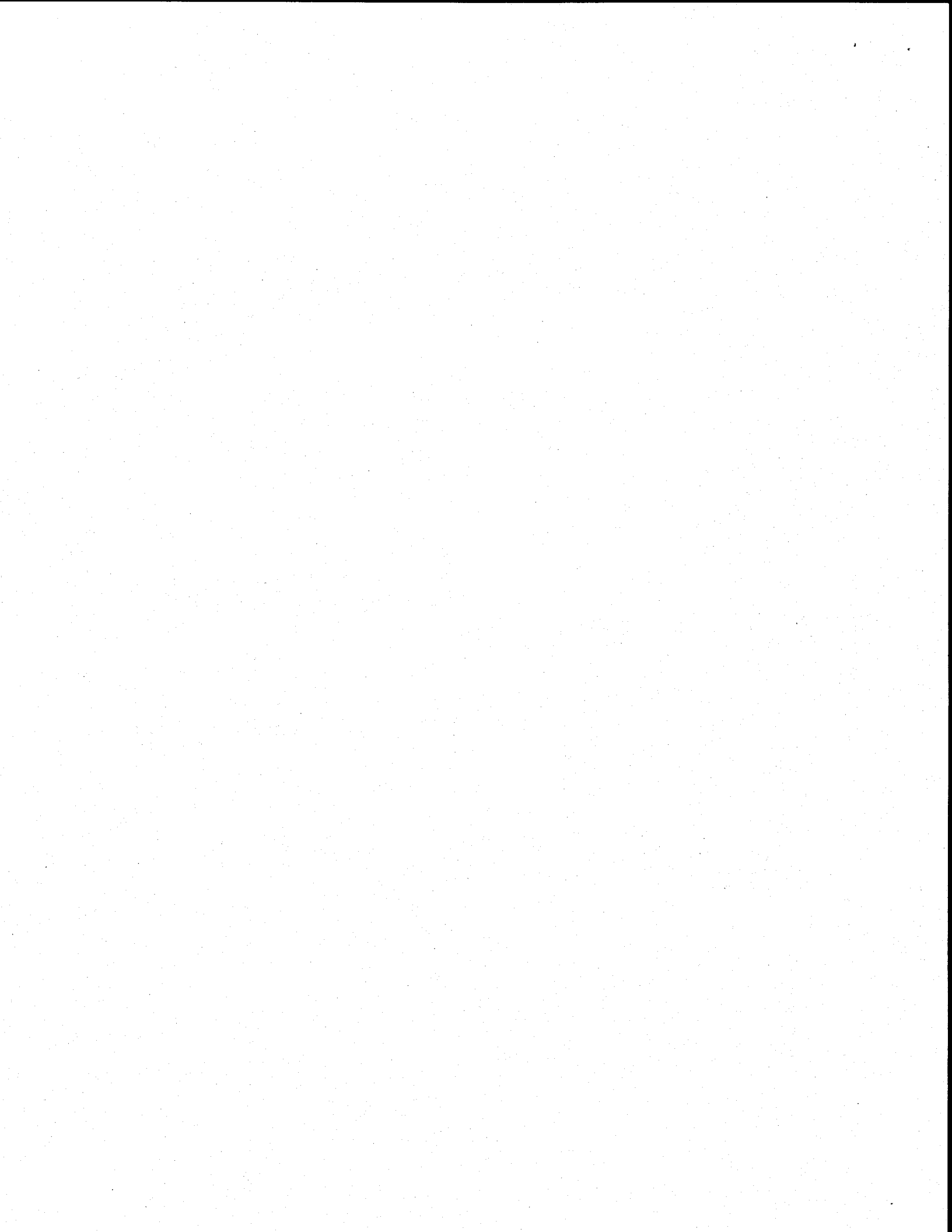
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board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

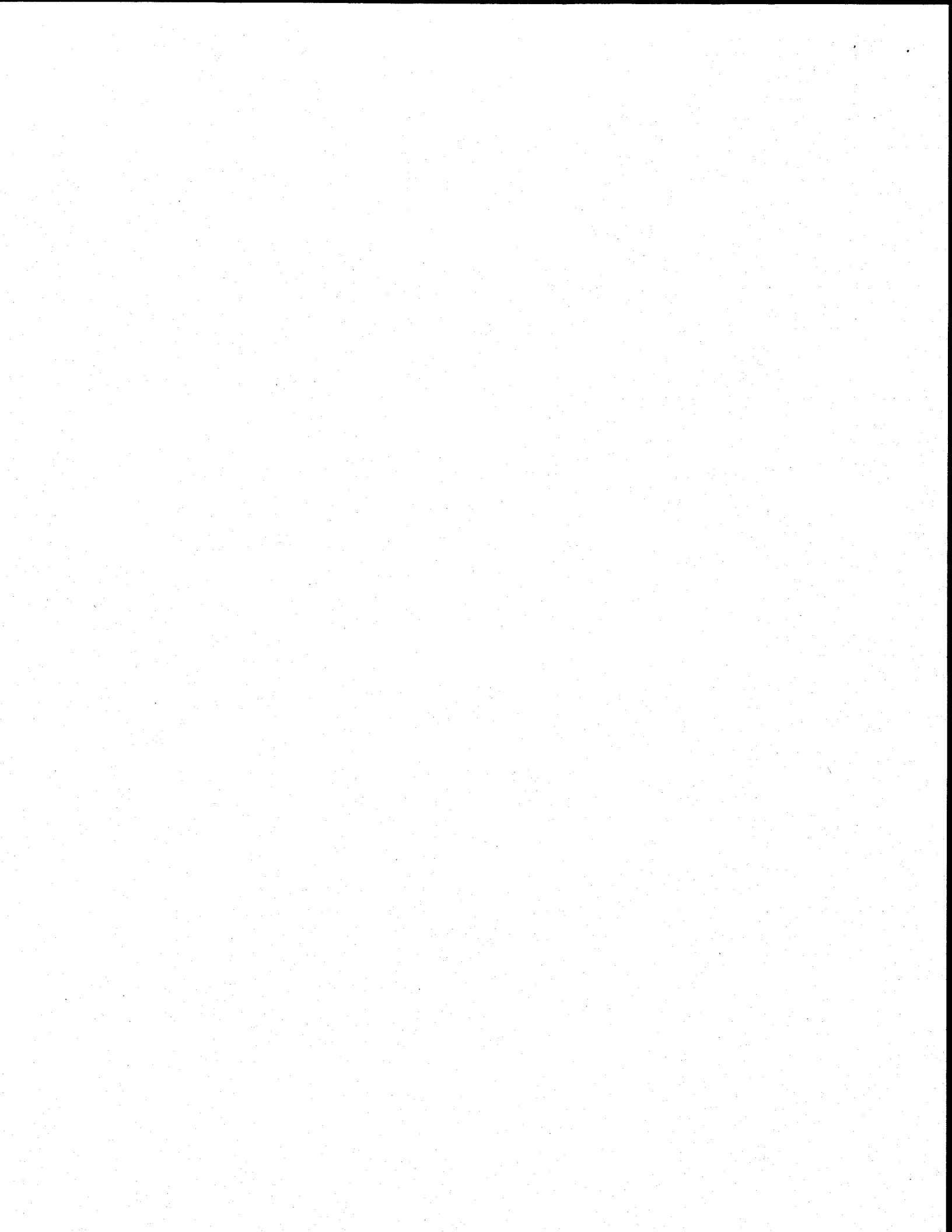
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 10, 2012

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant





Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, May 10, 2012 8:19 AM
To: Gil, Cecilia; Anderson, Rosemarie; Kennemer, Bonnie; Reese, Brenda
Subject: RE: FOR POSTING: AG 1000 ZC 7659 TTM 35815

Received

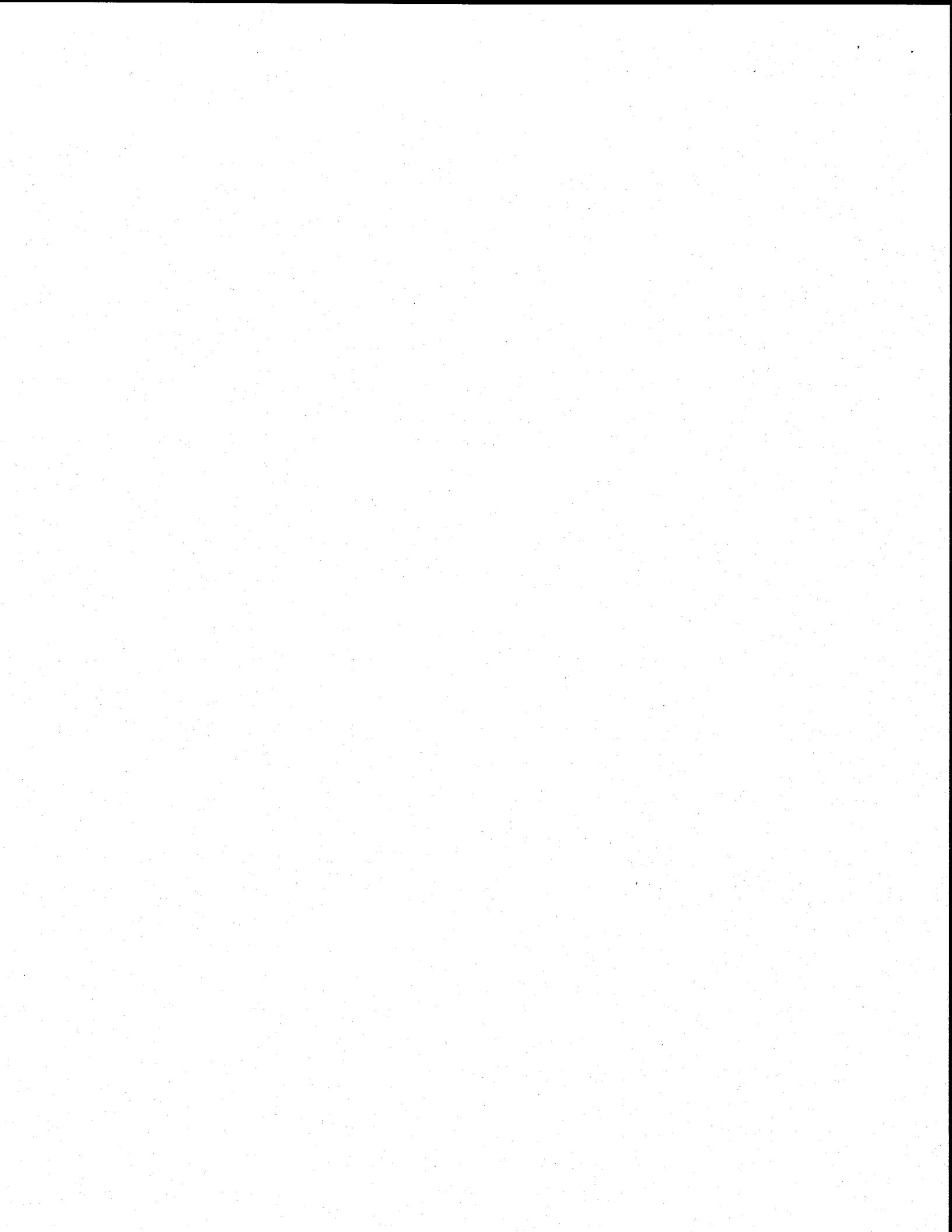
From: Gil, Cecilia
Sent: Thursday, May 10, 2012 8:20 AM
To: Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann; Reese, Brenda
Subject: FOR POSTING: AG 1000 ZC 7659 TTM 35815

Hello again! Attached is a Notice of Public Hearing, for posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 10, 2012, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

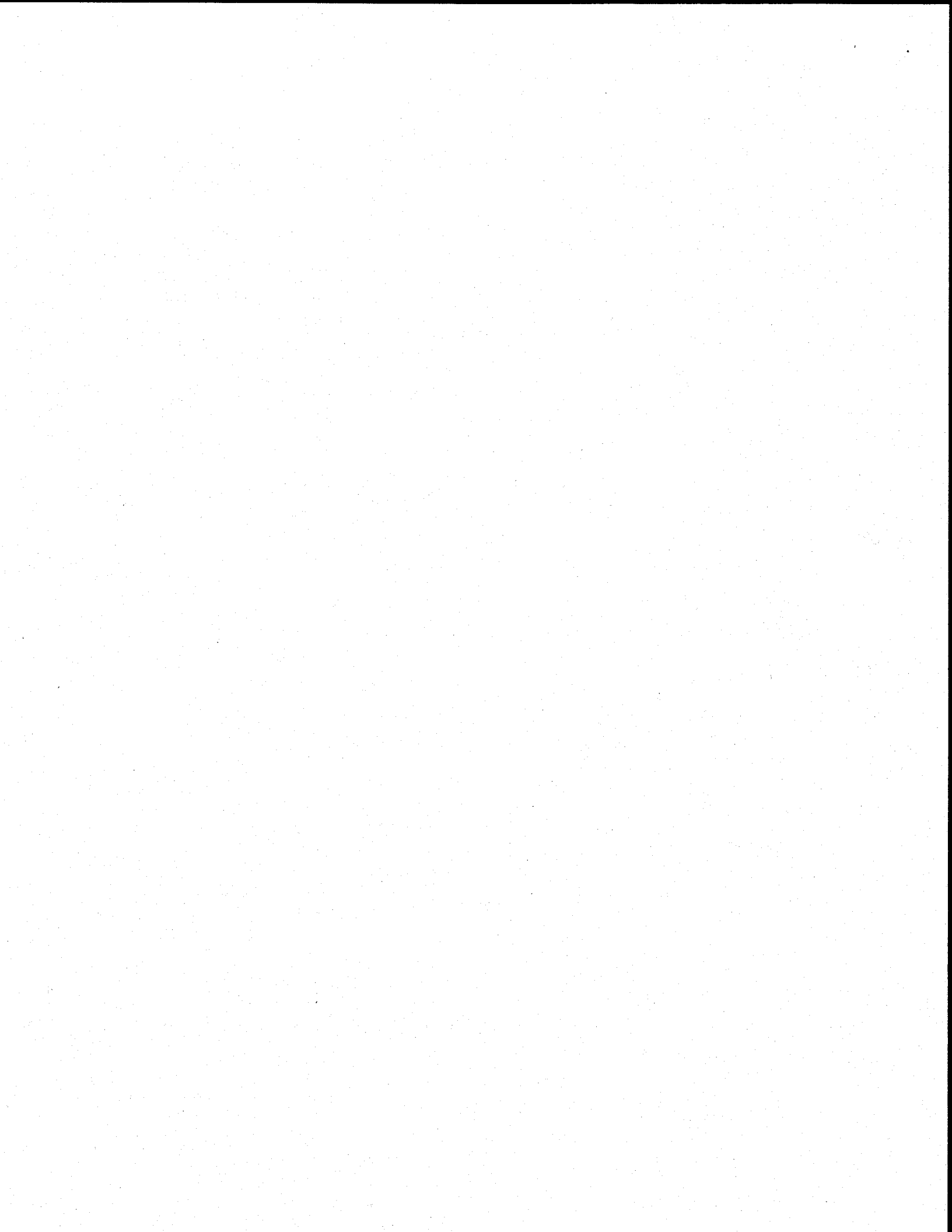
AG 1000; ZC 7659; TTM 35815

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 5, 2012 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: May 10, 2012



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/19/2012.

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

APN (s) or case numbers Apn 933-040-017 For

Company or Individual's Name Planning Department.

Distance buffered 5280'.

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

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

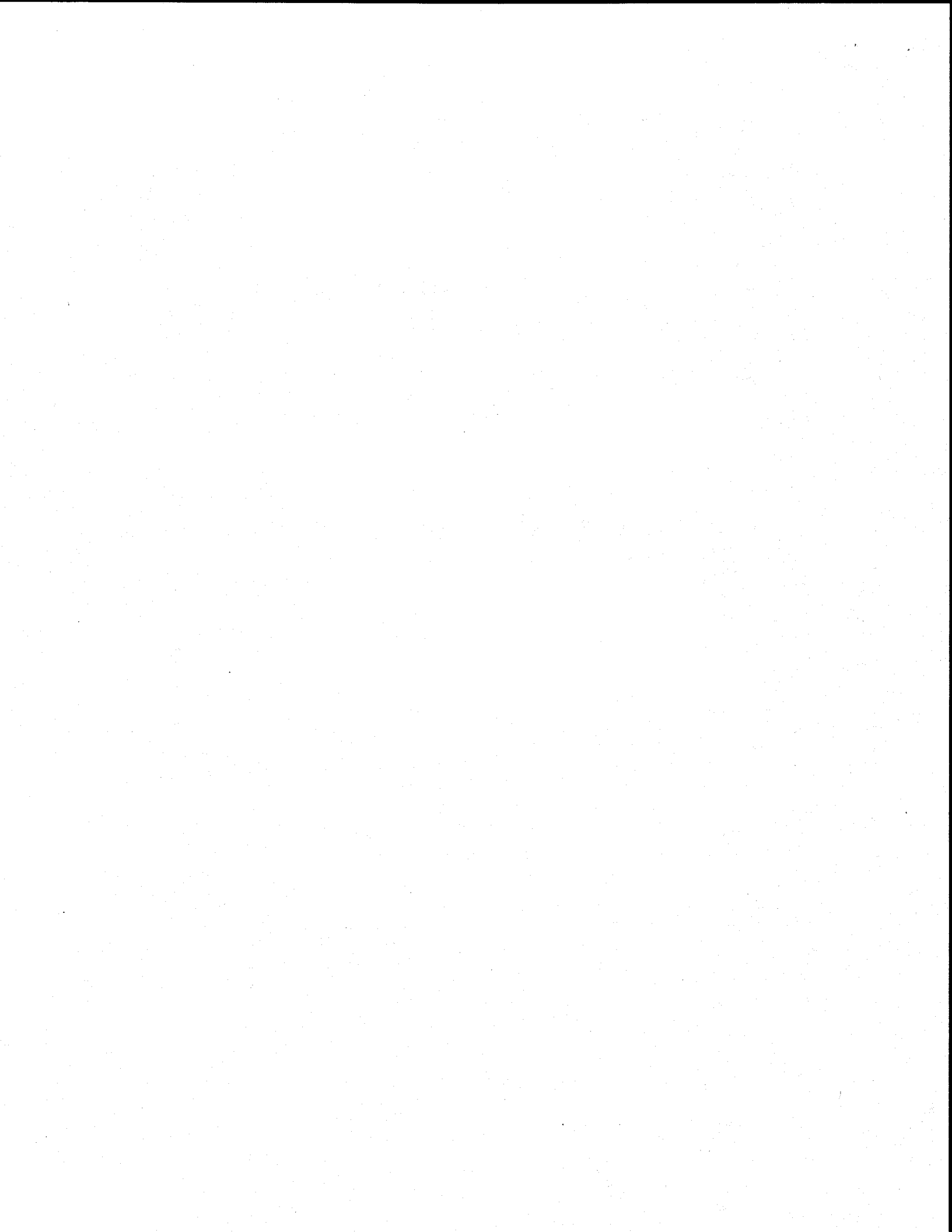
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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



APN 933-040-017 (5280 feet buffer)



Selected Parcels

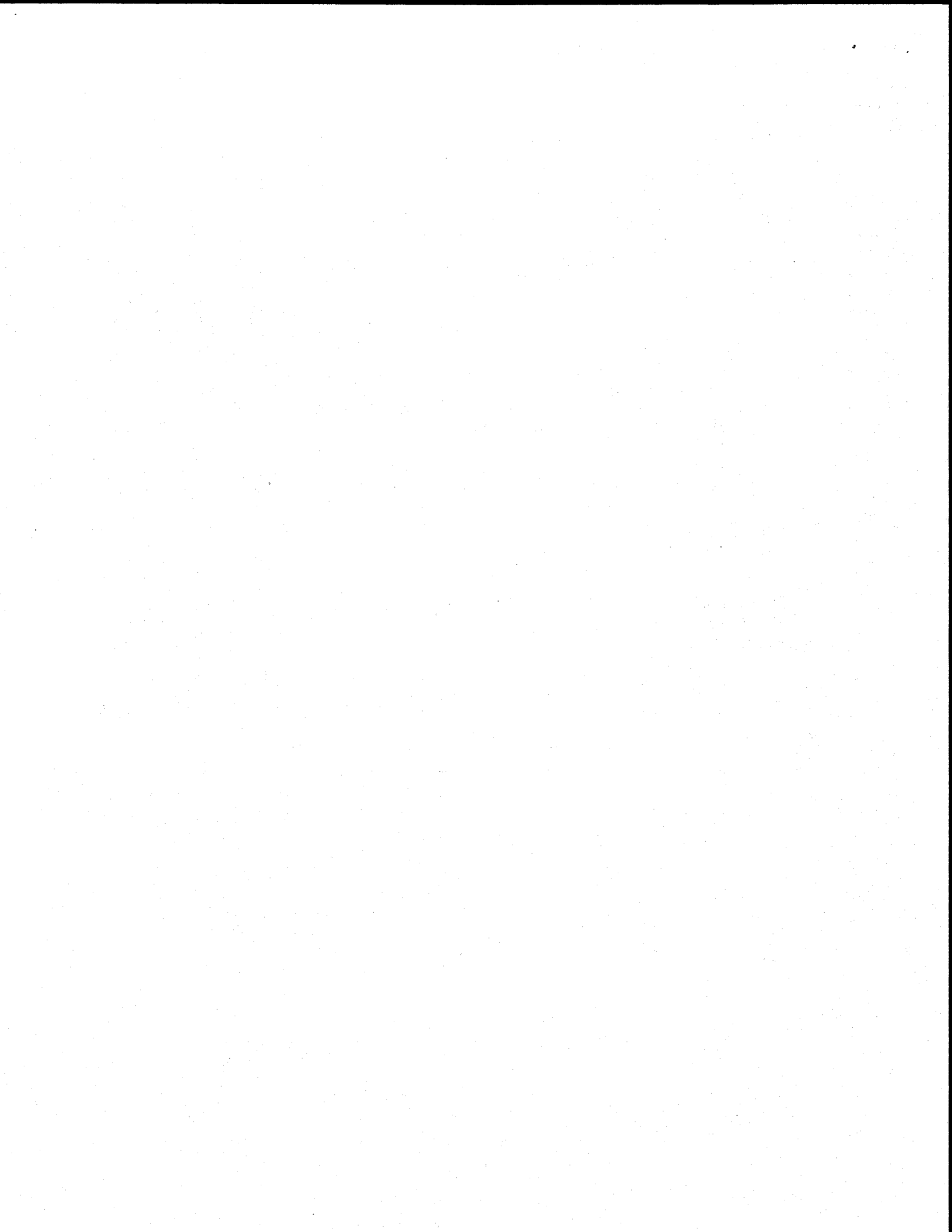
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933-050-045	933-050-046	933-050-057	933-050-058	933-020-030	933-020-031	933-020-032	933-090-023	933-090-024	933-090-025
933-090-026	933-030-013	933-100-040	934-110-002	933-030-028	934-100-002	934-020-008	934-020-009	934-020-010	934-020-011
934-040-003	934-030-007	933-050-024	933-120-042	934-020-005	933-070-056	933-030-007	904-040-093	933-080-031	934-020-006
933-050-054	933-050-035	933-070-071	933-030-025	933-070-020	933-040-024	904-040-059	904-040-060	934-100-003	933-020-008
933-030-018	933-070-053	933-120-041	933-080-027	933-030-008	933-040-017	933-030-014	933-080-012	933-080-029	933-030-012
933-030-020	934-110-001	933-040-026	933-040-027	933-040-028	933-040-029	933-030-016	933-100-037	933-100-038	933-070-065
933-070-066	933-050-023	933-080-023	933-090-022	933-070-047	933-070-048	933-070-049	933-070-050	933-060-026	933-060-027
934-040-004	934-090-003	933-070-026	934-040-009	933-070-052	933-020-036	933-070-067	933-060-018	934-050-004	934-080-014

at 90 parcels shown



3,900 1,950 0 3,900 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: 904040060, APN: 904040060
GAME WILDLIFE CONSERV, ETAL
C/O BILL GALLUP
1807 13TH ST
SACRAMENTO CA 95814

ASMT: 933020033, APN: 933020033
MIN CHENG, ETAL
215 W LAS FLORES AVE
ARCADIA CA 91007

ASMT: 904040093, APN: 904040093
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 933020036, APN: 933020036
JASA PROP
C/O JERRY ALBRECHT
2257 E CHARLES RD
MARION IN 46952

ASMT: 933020005, APN: 933020005
RANCHO HIGHLANDS AVOCADO GROUP INC
43500 RIDGE PARK DR 104
TEMECULA CA 92590

ASMT: 933030007, APN: 933030007
CONRAD COMPANIES
7251 LAKE FARM AVE
LAS VEGAS NV 89131

ASMT: 933020008, APN: 933020008
ELDA SHORT, ETAL
22910 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933030008, APN: 933030008
FLAGGRICULTURAL INC
P O BOX 1677
TEMECULA CA 92593

ASMT: 933020009, APN: 933020009
ELLAINE EUBANK, ETAL
P O BOX 1376
TEMECULA CA 92593

ASMT: 933030010, APN: 933030010
DENISE VACCARO, ETAL
P O BOX 2350
TEMECULA CA 92593

ASMT: 933020016, APN: 933020016
NORA BAZAR, ETAL
6159 VINEYARD AVE
RANCHO CUCAMONGA CA 91701

ASMT: 933030012, APN: 933030012
FRANCES NESS, ETAL
22305 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933020032, APN: 933020032
BIZ Z4
C/O KENNETH HIGBEE
44410 LOS GAROS RD
TEMECULA CA 92590

ASMT: 933030013, APN: 933030013
MARIANNE HESTEHAVE, ETAL
22355 CORTE BONITA
TEMECULA CA 92590

139

ASMT: 933030014, APN: 933030014
MELODEE LEAVITT, ETAL
22250 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933030025, APN: 933030025
DAVID PAUL FAMILY TRUST
P O BOX 1467
PASO ROBLES CA 93447

ASMT: 933030015, APN: 933030015
SUSAN REICHARDT
22711 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933030026, APN: 933030026
NANCY MARQUINO, ETAL
43550 VIA RAQUEL
TEMECULA, CA. 92590

ASMT: 933030016, APN: 933030016
JAN BAKER, ETAL
22735 CARANCHO RD
TEMECULA CA 92590

ASMT: 933030027, APN: 933030027
MARIA MARTINEZ, ETAL
43705 VIA RAQUEL
TEMECULA CA 92590

ASMT: 933030017, APN: 933030017
DAVID HAVINS, ETAL
P O BOX 2620
TEMECULA CA 92593

ASMT: 933030028, APN: 933030028
HEIDI JOHNSON, ETAL
1001 AVENIDA PICO NO C163
SAN CLEMENTE CA 92673

ASMT: 933030018, APN: 933030018
IRENE LUEBBEN, ETAL
13845 C ALTON PARKWAY
IRVINE CA 92618

ASMT: 933040014, APN: 933040014
WACKER CHILDREN INV CORP
C/O LEE WACKER
27930 LEXINGTON
SUN CITY CA 92586

ASMT: 933030019, APN: 933030019
KARIN RUNYEN, ETAL
22285 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933040017, APN: 933040017
FOLI FAMILY LTD PARTNERSHIP
2560 TUNRIF CT
VISTA CA 92084

ASMT: 933030020, APN: 933030020
FRANCES NESS, ETAL
22305 CORTE BONITA
TEMECULA CA 92590

ASMT: 933040020, APN: 933040020
LOMA DE PALOS
24 LOS MONTEROS DR
DANA POINT CA 92629



ASMT: 933040021, APN: 933040021
WALLACE UCHIDA
16 1/2 S GRANADA
ALHAMBRA CA 91801

ASMT: 933040044, APN: 933040044
MARIA MENDOZA, ETAL
32882 VERONA CT
TEMECULA CA 92592

ASMT: 933040022, APN: 933040022
LESLIE RADENTZ, ETAL
24252 MIRASOL WAY
TEMECULA CA 92590

ASMT: 933040045, APN: 933040045
LUCIANO RAYMUNDO, ETAL
C/O LUCIANO C RAYMUNDO
42768 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933040023, APN: 933040023
JOSEPH LENIHAN
592 VIA ALMAR
PALOS VERDES CA 90274

ASMT: 933050015, APN: 933050015
SANTA ROSA RANCHES WATER DIST
28061 FRONT ST
TEMECULA CA 92590

ASMT: 933040024, APN: 933040024
DIANE COLE, ETAL
P O BOX 2209
TEMECULA CA 92593

ASMT: 933050022, APN: 933050022
DORIS BAKER, ETAL
11792 CHERRY ST
LOS ALAMITOS CA 90720

ASMT: 933040025, APN: 933040025
SANDRA JOHNSON, ETAL
42505 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933050023, APN: 933050023
HENRY LUBER
43625 VIA ESCALON
TEMECULA, CA. 92590

ASMT: 933040029, APN: 933040029
RAJNI MARWAH, ETAL
15051 LEFFINGWELL STE 201
WHITTIER CA 90604

ASMT: 933050024, APN: 933050024
MARY GEORGE, ETAL
1448 E GREENVIEW DR
ORANGE CA 92866

ASMT: 933040033, APN: 933040033
SHU HUEI KUO, ETAL
C/O LIN YU WANG
4122 W ROUSSEAU LN
PLS VRDS PNSL CA 90274

ASMT: 933050027, APN: 933050027
ALVOCADO
C/O ALEX HERTZ
P O BOX 2020
TEMECULA CA 92593

ASMT: 933050034, APN: 933050034
TERESA BARRAGAN, ETAL
7705 E CAMINO TAMPICO
ANAHEIM CA 92808

ASMT: 933050056, APN: 933050056
MI HONG, ETAL
3398 VIEWFIELD AVE
HACIENDA HEIGHTS CA 91745

ASMT: 933050035, APN: 933050035
VICKI HINRICHS, ETAL
43652 VIA ESCALON
TEMECULA, CA. 92590

ASMT: 933050058, APN: 933050058
BASSAM LOUIS, ETAL
2949 WESTERIA LN
FULLERTON CA 92833

ASMT: 933050036, APN: 933050036
SANTA ROSA RANCHES WATER DIST
ADDRESS UNKNOWN
05-31-2006

ASMT: 933050059, APN: 933050059
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 933050039, APN: 933050039
BERYL LEE, ETAL
5450 VESPER AVE NO 320B
SHERMAN OAKS CA 91411

ASMT: 933050062, APN: 933050062
SHARAREH SAFA, ETAL
C/O MEHDI SAFA
14 LASSEN
IRVINE CA 92612

ASMT: 933050048, APN: 933050048
LINDA BLACK, ETAL
43526 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933060015, APN: 933060015
ROBERT COGHILL
10692 BELL ST
STANTON CA 90680

ASMT: 933050053, APN: 933050053
JENNIFER KEENAN, ETAL
7 MARNI CT
MARLTON NJ 8053

ASMT: 933060016, APN: 933060016
JOSE ALFARO
400 E 4TH ST
PERRIS CA 92570

ASMT: 933050054, APN: 933050054
ANNA CLAUSING, ETAL
P O BOX 2502
TEMECULA CA 92593

ASMT: 933060017, APN: 933060017
RUTH BRAUN, ETAL
43750 VIA CIELO
RANCHO CALIFORNIA CA 92590

ASMT: 933060018, APN: 933060018
LINH BIERLY, ETAL
P O BOX 1598
TEMECULA CA 92593

ASMT: 933070024, APN: 933070024
LESLIE NIEDRINGHAUS, ETAL
44295 EL CALAMAR RD
TEMECULA CA 92590

ASMT: 933060021, APN: 933060021
WESTERN RIVERSIDE CO REGIONAL CONS AI
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 933070025, APN: 933070025
VOGEL CORP
P O BOX 21158
1651 E BAY STREET
LOS ANGELES CA 90021

ASMT: 933060022, APN: 933060022
VICTORIA SERRANO ADAMS, ETAL
11224 WALKING FERN COVE
SAN DIEGO CA 92131

ASMT: 933070026, APN: 933070026
TINA FRENCH, ETAL
21902 LILLIAN LN
TEMECULA, CA. 92590

ASMT: 933060023, APN: 933060023
DENESE CORDARO, ETAL
2274 BROOKHAVEN PASS
VISTA CA 92081

ASMT: 933070050, APN: 933070050
GIZELLA CZIRAKI, ETAL
2242 N HWY 395
FALLBROOK CA 92028

ASMT: 933060024, APN: 933060024
CARMEN BERNS, ETAL
43745 VIA CIELO
TEMECULA, CA. 92590

ASMT: 933070052, APN: 933070052
JAMES WAINER
20491 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933060027, APN: 933060027
ISMAEL MARTINEZ
24652 LEICESTER RD
WILDOMAR CA 92592

ASMT: 933070053, APN: 933070053
FARMLAND PROP
615 S DUPONT HIGHWAY
DOVER DE 19901

ASMT: 933070020, APN: 933070020
DCF FAMILY LTD PARTNERSHIP
C/O DAVID W FRENCH
5739 CALLE POLVOROSA
SAN CLEMENTE CA 92673

ASMT: 933070054, APN: 933070054
ZIVELONGHI INV CO
C/O GEORGE ZIVELONGHI
5808 SUMMITVIEW STE A214
YAKIMA WA 98908

ASMT: 933070056, APN: 933070056
CHUMERI PROP
6081 ORANGE AVE
CYPRESS CA 90630

ASMT: 933080011, APN: 933080011
NATH INV INC
44600 EL CALIMAR RD
TEMECULA CA 92590

ASMT: 933070057, APN: 933070057
GARY MCMILLAN, ETAL
C/O GARY MCMILLAN
29379 RANCHO CALIF NO 201
TEMECULA CA 92591

ASMT: 933080016, APN: 933080016
WILLIAM BURNS
1313 E NUTWOOD AVE
FULLERTON CA 92831

ASMT: 933070060, APN: 933070060
TAROPA INV
1525 N MAR VISTA AVE
PASADENA CA 91104

ASMT: 933080018, APN: 933080018
KAMALA BALAN, ETAL
19871 YORBA LINDA BLV 105
YORBA LINDA CA 92686

ASMT: 933070069, APN: 933070069
KATHRYN KING, ETAL
20755 CARANCHO
TEMECULA, CA. 92590

ASMT: 933080022, APN: 933080022
RICHARD OCONNOR
58 LINDA ISLE
NEWPORT BEACH CA 92660

ASMT: 933070070, APN: 933070070
SU JEN HSU
1149 MYRA CT
UPLAND CA 91786

ASMT: 933080023, APN: 933080023
HENRY REED
3456 MANDEVILLE CANYON RD
LOS ANGELES CA 90049

ASMT: 933070071, APN: 933070071
XUELIN WU, ETAL
2121 HARRIMAN LN NO 3
REDONDO BEACH CA 90278

ASMT: 933080026, APN: 933080026
SIERRA PROP DEV INC
P O BOX 560
TEMECULA CA 92593

ASMT: 933070072, APN: 933070072
ROBERT BARNHARDT
94 TROON CIR
DURANGO CO 81301

ASMT: 933080027, APN: 933080027
FIVE SAFE T
C/O SHAHIN TEHRANI
1225 CASIANO PL
LOS ANGELES CA 90049



ASMT: 933080028, APN: 933080028
SAMAYEH SAJADI, ETAL
44420 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933090011, APN: 933090011
LOUISE BUBALO, ETAL
P O BOX 1048
MONROVIA CA 91017

ASMT: 933080029, APN: 933080029
TRUDI DEMOS, ETAL
NO 114 376
23905 CLINTON KEITH RD
WILDOMAR CA 92595

ASMT: 933090015, APN: 933090015
LAURA EVOLA, ETAL
P O BOX 1696
TEMECULA CA 92593

ASMT: 933080030, APN: 933080030
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 933090019, APN: 933090019
JOSE GONZALEZ
46250 CAMARON RD
TEMECULA, CA. 92590

ASMT: 933080031, APN: 933080031
XUAN TRAN, ETAL
340 COASTLINE DR
SEAL BEACH CA 90740

ASMT: 933090020, APN: 933090020
RALPH BRYSON
2515 N WHITING
MESA AZ 85213

ASMT: 933080033, APN: 933080033
KAHOME
C/O 114 507
23905 CLINTON KEITH
WILDOMAR CA 92595

ASMT: 933090021, APN: 933090021
BARBARA TIPPINS, ETAL
21975 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933080041, APN: 933080041
PERSEPOLIS INC
C/O PMB T131
2533 N CARSON ST
CARSON CITY NV 89706

ASMT: 933090022, APN: 933090022
PAMELA SMITH, ETAL
21995 CARANCHO RD
TEMECULA CA 92590

ASMT: 933090005, APN: 933090005
Z DEMIRDJIAN
635 N POPLAR AVE
MONTEBELLO CA 90640

ASMT: 933090026, APN: 933090026
BARBARA CURTIS, ETAL
1554 SLEEPING INDIAN RD
FALLBROOK CA 92028

ASMT: 933100012, APN: 933100012
SIERRA PROPERTIES DEV INC
P O BOX 1537
TEMECULA CA 92593

ASMT: 933100046, APN: 933100046
WILEY, ETAL
6075 LA JOLLA SENIC DR
LA JOLLA CA 92037

ASMT: 933100020, APN: 933100020
FLORA WALKER, ETAL
2944 RUBIDOUX BLV
RIVERSIDE CA 92509

ASMT: 933110020, APN: 933110020
SUSAN INGLE, ETAL
43966 HIGHLANDER DR
TEMECULA CA 92592

ASMT: 933100031, APN: 933100031
MARIE STANTON, ETAL
22821 CALLE ANGELINA
TEMECULA, CA. 92590

ASMT: 933110033, APN: 933110033
JENNIFER CALIXTO, ETAL
C/O CALIXTO IND INC
31307 SANTIAGO RD
TEMECULA CA 92592

ASMT: 933100032, APN: 933100032
MARIE STANTON, ETAL
43205 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 933110036, APN: 933110036
MILDRED LIN, ETAL
P O BOX 609
MONTEBELLO CA 90640

ASMT: 933100038, APN: 933100038
HENRY AVOCADO PACKING CORP
P O BOX 300867
ESCONDIDO CA 92030

ASMT: 933110045, APN: 933110045
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

ASMT: 933100039, APN: 933100039
RICHARD SOUZA
1955 PADDOCK LN
NORCO CA 92860

ASMT: 933120009, APN: 933120009
BETTY TEKUNOFF, ETAL
8441 YARROW ST
ROSEMEAD CA 91770

ASMT: 933100040, APN: 933100040
BRIAN CLEMENCE
25135 LAS PALMERAS
TEMECULA CA 92590

ASMT: 933120041, APN: 933120041
FEDERICO ENTERPRISES INC
C/O GORMAN CO
940 CALLE NEGOCIO STE 135
SAN CLEMENTE CA 92673



ASMT: 933120042, APN: 933120042
CATHERINE LEE, ETAL
44952 VISTA DEL MAR
TEMECULA CA 92590

ASMT: 934020011, APN: 934020011
CARL DAGGY
23344 LA VELLA RD
TEMECULA CA 92590

ASMT: 933120043, APN: 933120043
WILLIAM VOGEL
604 W 37TH ST
SAN PEDRO CA 90731

ASMT: 934030003, APN: 934030003
LINDA RIEGER, ETAL
23321 LA VELLA RD
TEMECULA, CA. 92590

ASMT: 933120045, APN: 933120045
LAURA BLANEY, ETAL
2032 CUMBRE CT
CARLSBAD CA 92009

ASMT: 934030005, APN: 934030005
KATHLEEN KAHLBERG, ETAL
8325 PEPPERGRASS CT
GILROY CA 95020

ASMT: 934020001, APN: 934020001
DIANE SMITH, ETAL
46100 DE LUZ RD
TEMECULA CA 92590

ASMT: 934030007, APN: 934030007
SUSAN DEARDORFF, ETAL
50 OAK KNOLL DR
SAN ANSELMO CA 94960

ASMT: 934020005, APN: 934020005
CHERYL HUBER
30737 CALLE PINA COLADA
TEMECULA CA 92591

ASMT: 934030008, APN: 934030008
AUST NELDA R FAMILY TRUST
P O BOX 463
MORENO VALLEY CA 92556

ASMT: 934020006, APN: 934020006
YU FEN TAI, ETAL
4020 HUMBOLDT LN
YORBA LINDA CA 92886

ASMT: 934040002, APN: 934040002
MAY BAUMGARDT
27550 SIERRA MADRE DR
MURRIETA CA 92563

ASMT: 934020009, APN: 934020009
CARL DAGGY
23344 LAVELLA RD
TEMECULA CA 92590

ASMT: 934040003, APN: 934040003
CHARLES FIELD, ETAL
44310 CALLE BERNARDO
TEMECULA, CA. 92590

ASMT: 934040004, APN: 934040004
LARUA SCHWALM, ETAL
38210 BENTON RD RR3
HEMET CA 92544

ASMT: 934090003, APN: 934090003
MARY CORONA, ETAL
33320 HIGHWAY 79
TEMECULA CA 92592

ASMT: 934040009, APN: 934040009
CHRISTY HARNS, ETAL
314 E 3RD ST
PERRIS CA 92570

ASMT: 934100001, APN: 934100001
JACQUELINE BIRES CROCE, ETAL
46190 DE LUZ RD
TEMECULA, CA. 92590

ASMT: 934040010, APN: 934040010
BLANCA DELGADO, ETAL
1250 GUNSMOKE RD
NORCO CA 92860

ASMT: 934100002, APN: 934100002
SUSAN MURRAY, ETAL
231 EAST ST
NORCO CA 92860

ASMT: 934050004, APN: 934050004
LAURA PAULK, ETAL
23445 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 934100003, APN: 934100003
EDGAR EBERHARD
P O BOX 135
FALLBROOK CA 92028

ASMT: 934080013, APN: 934080013
JOHN SILIZNOFF
23402 LA VELLA RD
TEMECULA CA 92590

ASMT: 934110001, APN: 934110001
G WITT, ETAL
14033 LEAHY AVE
BELLFLOWER CA 90706

ASMT: 934080014, APN: 934080014
OBDULIA AGUILAR, ETAL
20514 COVINA HILLS RD
COVINA CA 91724

ASMT: 934110002, APN: 934110002
BRIAN CLEMENCE
46750 DE LUZ RD
TEMECULA, CA. 92590

ASMT: 934080016, APN: 934080016
UNHAE HUR
2020 VILLA HEIGHTS RD
PASADENA CA 91107

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/19/2012.

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

APN (s) or case numbers Agricultural Preserve No 18 For

Company or Individual's Name Planning Department.

Distance buffered Within AG.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

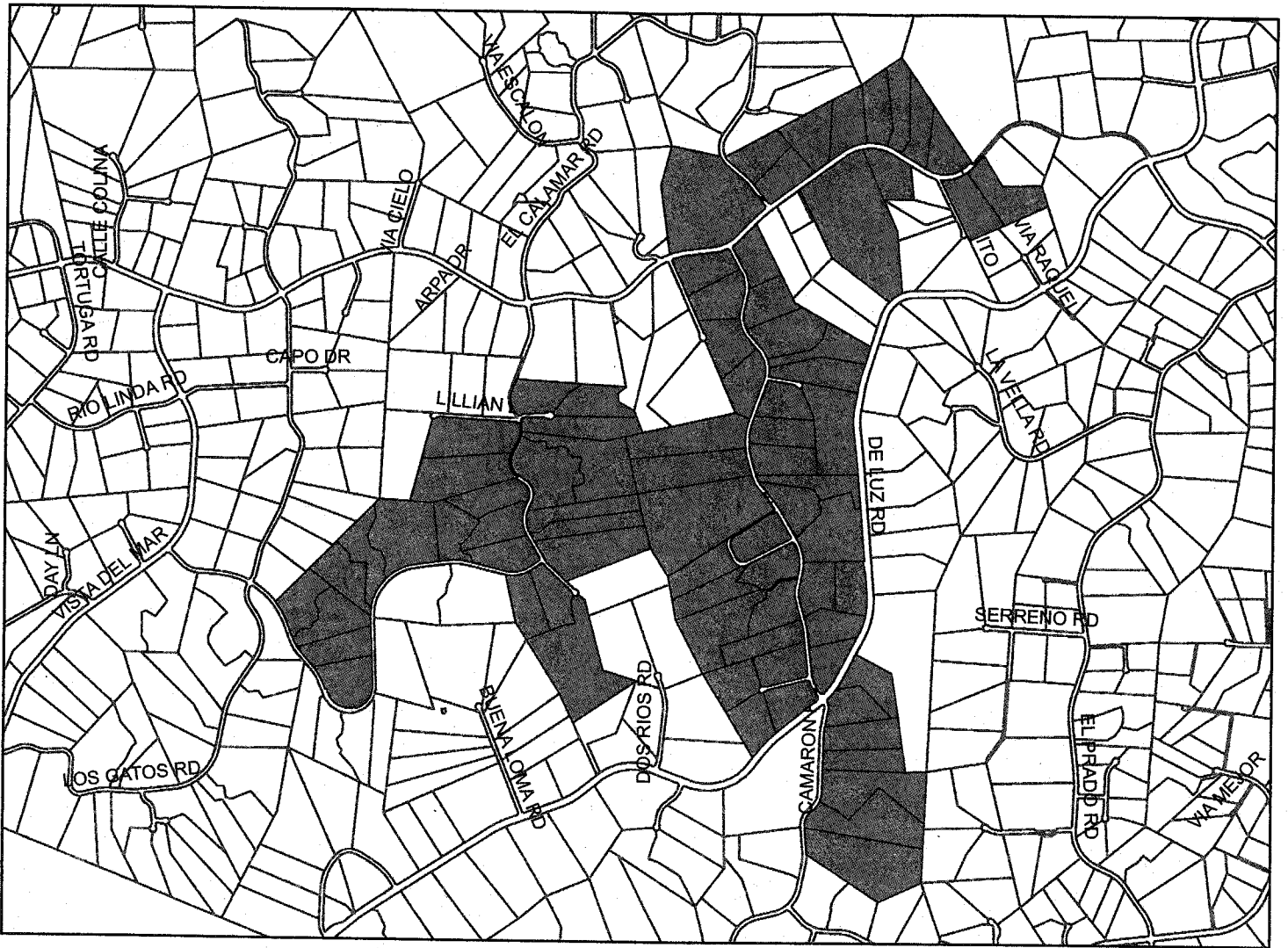
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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



Agricultural Preserve No. 18



Selected Parcels

933-120-046	933-120-047	933-100-047	933-110-044	933-110-045	934-200-006	934-200-009	933-020-030	933-020-031	933-020-032
933-090-023	933-090-024	933-090-025	933-090-026	933-100-035	933-100-036	933-100-040	933-100-018	933-080-031	934-210-010
933-080-027	933-040-017	933-030-014	933-080-012	933-080-029	933-100-037	933-100-038	933-100-016	933-100-015	933-100-017
933-170-038	933-090-014	933-090-015	933-100-020	933-090-019	934-210-009	933-040-018	933-040-019	933-040-020	934-200-007
933-080-017	933-080-018	933-170-037	933-120-044	933-120-045	934-200-008	933-080-011	933-110-048	934-210-005	933-090-020
933-110-037	933-100-039	933-170-047	933-170-048	933-100-043	933-100-044	933-100-031	933-100-032	933-030-010	933-110-036
933-080-028	933-090-016	933-100-012	933-090-011	933-110-020	933-030-015	933-120-048	933-120-049	933-120-030	933-040-021
933-100-045	933-100-046	933-080-015	933-080-016	933-120-009	933-120-043	933-020-033	933-080-030		



2,700 1,350 0 2,700 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: 933020032, APN: 933020032
BIZ Z4
C/O KENNETH HIGBEE
44410 LOS GAROS RD
TEMECULA CA 92590

ASMT: 933040021, APN: 933040021
WALLACE UCHIDA
16 1/2 S GRANADA
ALHAMBRA CA 91801

ASMT: 933020033, APN: 933020033
MIN CHENG, ETAL
215 W LAS FLORES AVE
ARCADIA CA 91007

ASMT: 933080016, APN: 933080016
WILLIAM BURNS
1313 E NUTWOOD AVE
FULLERTON CA 92831

ASMT: 933030010, APN: 933030010
DENISE VACCARO, ETAL
P O BOX 2350
TEMECULA CA 92593

ASMT: 933080018, APN: 933080018
KAMALA BALAN, ETAL
19871 YORBA LINDA BLV 105
YORBA LINDA CA 92686

ASMT: 933030014, APN: 933030014
MELODEE LEAVITT, ETAL
22250 CORTE BONITO
TEMECULA, CA. 92590

ASMT: 933080027, APN: 933080027
FIVE SAFE T
C/O SHAHIN TEHRANI
1225 CASIANO PL
LOS ANGELES CA 90049

ASMT: 933030015, APN: 933030015
SUSAN REICHARDT
22711 CARANCHO RD
TEMECULA, CA. 92590

ASMT: 933080028, APN: 933080028
SAMAYEH SAJADI, ETAL
44420 EL CALAMAR RD
TEMECULA, CA. 92590

ASMT: 933040017, APN: 933040017
FOLI FAMILY LTD PARTNERSHIP
2560 TUNRIF CT
VISTA CA 92084

ASMT: 933080029, APN: 933080029
TRUDI DEMOS, ETAL
NO 114 376
23905 CLINTON KEITH RD
WILDOMAR CA 92595

ASMT: 933040020, APN: 933040020
LOMA DE PALOS
24 LOS MONTEROS DR
DANA POINT CA 92629

ASMT: 933080030, APN: 933080030
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

(63) AG1000 ZC 7659 JTM 35815

ASMT: 933080031, APN: 933080031
XUAN TRAN, ETAL
340 COASTLINE DR
SEAL BEACH CA 90740

ASMT: 933100015, APN: 933100015
HENRY DELUZ RANCH
P O BOX 27867
ESCONDIDO CA 92027

ASMT: 933090011, APN: 933090011
LOUISE BUBALO, ETAL
P O BOX 1048
MONROVIA CA 91017

ASMT: 933100018, APN: 933100018
SHIRLEE KOONS, ETAL
23552 CAMPESTRE
MISSION VIEJO CA 92675

ASMT: 933090015, APN: 933090015
LAURA EVOLA, ETAL
P O BOX 1696
TEMECULA CA 92593

ASMT: 933100020, APN: 933100020
FLORA WALKER, ETAL
2944 RUBIDOUX BLV
RIVERSIDE CA 92509

ASMT: 933090019, APN: 933090019
JOSE GONZALEZ
46250 CAMARON RD
TEMECULA, CA. 92590

ASMT: 933100031, APN: 933100031
MARIE STANTON, ETAL
22821 CALLE ANGELINA
TEMECULA, CA. 92590

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RALPH BRYSON
2515 N WHITING
MESA AZ 85213

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MARIE STANTON, ETAL
43205 BUSINESS PARK DR
TEMECULA CA 92590

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1554 SLEEPING INDIAN RD
FALLBROOK CA 92028

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BRIAN CLEMENCE
47075 CAMARON RD
TEMECULA CA 92590

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SIERRA PROPERTIES DEV INC
P O BOX 1537
TEMECULA CA 92593

ASMT: 933100038, APN: 933100038
HENRY AVOCADO PACKING CORP
P O BOX 300867
ESCONDIDO CA 92030



ASMT: 933100039, APN: 933100039
RICHARD SOUZA
1955 PADDOCK LN
NORCO CA 92860

ASMT: 933120009, APN: 933120009
BETTY TEKUNOFF, ETAL
8441 YARROW ST
ROSEMEAD CA 91770

ASMT: 933100040, APN: 933100040
BRIAN CLEMENCE
25135 LAS PALMERAS
TEMECULA CA 92590

ASMT: 933120030, APN: 933120030
VOGEL CORP
P O BOX 21158
1651 E BAY STREET
LOS ANGELES CA 90021

ASMT: 933100046, APN: 933100046
WILEY, ETAL
6075 LA JOLLA SENIC DR
LA JOLLA CA 92037

ASMT: 933120043, APN: 933120043
WILLIAM VOGEL
604 W 37TH ST
SAN PEDRO CA 90731

ASMT: 933110020, APN: 933110020
SUSAN INGLE, ETAL
43966 HIGHLANDER DR
TEMECULA CA 92592

ASMT: 933120045, APN: 933120045
LAURA BLANEY, ETAL
2032 CUMBRE CT
CARLSBAD CA 92009

ASMT: 933110037, APN: 933110037
RALPH SWAPP
P O BOX 413
TEMECULA CA 92593

ASMT: 933120049, APN: 933120049
LISA HARRIS, ETAL
P O BOX 2426
TEMECULA CA 92593

ASMT: 933110045, APN: 933110045
AGRISPECT INC
P O BOX 793
TEMECULA CA 92593

ASMT: 933170037, APN: 933170037
MARTHA SCHAFER
15501 PRATT CIR
HUNTINGTON BEACH CA 92647

ASMT: 933110048, APN: 933110048
NATH INV INC
44600 EL CALIMAR RD
TEMECULA CA 92590

ASMT: 933170038, APN: 933170038
SANDY LIN, ETAL
C/O SANDY LIN
P O BOX 609
MONTEBELLO CA 90640



ASMT: 933170048, APN: 933170048
LAURA EGGERING, ETAL
21158 BUENA VISTA RD
TEMECULA CA 92590

ASMT: 934210010, APN: 934210010
DAVID CLARK
P O BOX 5975
SAN CLEMENTE CA 92674

ASMT: 934200006, APN: 934200006
BALTAZAR MEJIA, ETAL
17249 FAIRFAX CT
FONTANA CA 92336

ASMT: 934200007, APN: 934200007
T BANK, ETAL
1 FOUNTAIN PLAZA
BUFFALO NY 14203

ASMT: 934200008, APN: 934200008
ELEANOR KUNZE, ETAL
45200 CAMARON RD
TEMECULA, CA. 92590

ASMT: 934200009, APN: 934200009
JANET SHREIAR, ETAL
23 AUGUSTA LN
NEWPORT BEACH CA 92660

ASMT: 934210005, APN: 934210005
MYONG YU, ETAL
2141 SKYE DR
RIVERSIDE CA 92506

ASMT: 934210009, APN: 934210009
L A R D INV LTD PARTNERSHIP
C/O ARTHUR FLORES
13635 FREEWAY DR
SANTA FE SPRINGS CA 90670

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

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

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

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

ATTN: Elin Motherhead,
Trails Coordinator
Santa Rosa Plateau Riding Club
18575 Vista de Montanas
Murrieta, CA 92563

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

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

Santa Rosa Community Services Dist.
41785 Enterprise Circle South, Ste. A
Temecula, CA 92590



Riverside Local Agency Formation
Commission
3850 Vine Street, Suite 110
Riverside CA 92507

Department of Conservation
Mark Nechodom
801K street, MS 24-01
Sacramento, CA 95814

Fran White
PO Box 1762
Fallbrook, CA 92088

Foli Family LTD Partnership
PO Box 1762
Fallbrook, CA 92088

VSL Engineering
Att: Rich Valdez
40935 Country Center Dr. Suite D
Temecula CA 92592



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EMAIL billinginquiry@pe.com



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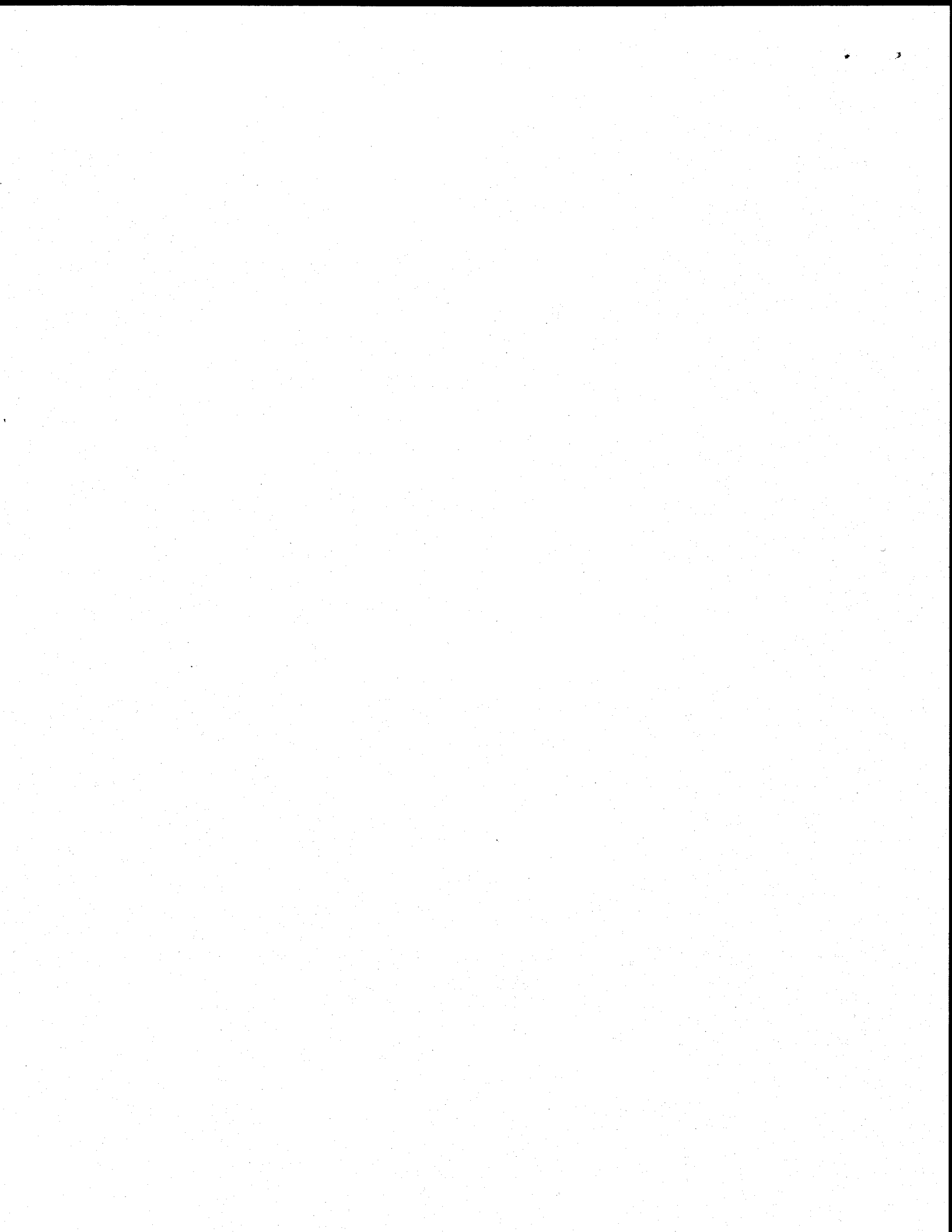
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9 REMITTANCE ADDRESS

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P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

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POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209



THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
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PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / AG1000 ZC7659 TTM35815

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/14/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 14, 2012
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE, CA 92502

Ad Number: 0000800212-01

P.O. Number: AG1000 ZC7659 TTM35815

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 5, 2012 at 1:30 P.M.** to consider the application submitted by Foli Family Partnership - VSL Engineering, on **Agricultural Preserve Case No. 1000**, which proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres; **Change of Zone No. 7659**, which proposes to change the zone from Light Agriculture - 20 Acre Minimum (A-1-20) to Residential Agricultural - 5 Acre Minimum (R-A-5) or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35815**, Schedule D, which proposes to subdivide 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres (the project). A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. The project is located northwesterly corner of El Calamar Road and Carancho Road in the Rancho California Zoning Area-Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@rcflma.org.

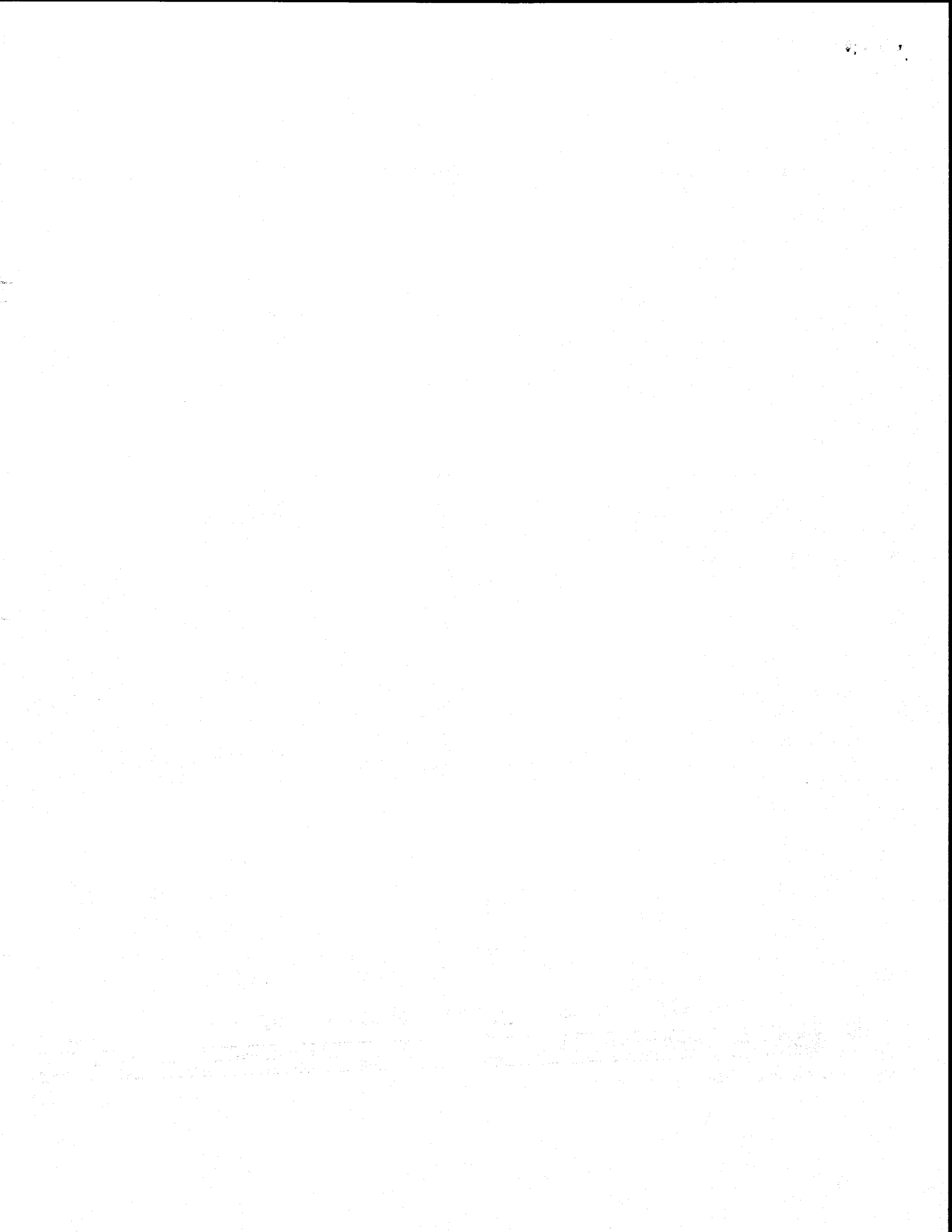
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 10, 2012
Kecia Harper Ithem
Clerk of the Board
By: Cecilia Gil, Board Assistant

5/14



**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: RICHARD VALDEZ

Address: _____
(only if follow-up mail response requested)

City: TEMECULA **Zip:** _____

Phone #: 951-296-3938

Date: 6/5/12 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA -SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 10, 2012

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

16-1 of 06/05/12

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND A TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA -SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 5, 2012 at 1:30 P.M.** to consider the application submitted by Foli Family Partnership – VSL Engineering, on **Agricultural Preserve Case No. 1000**, which proposes to diminish the Rancho California Agricultural Preserve No. 18 by 44.66 acres; **Change of Zone No. 7659**, which proposes to change the zone from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5) or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35815, Schedule D**, which proposes to subdivide 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres (“the project”). A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. The project is located northwesterly corner of El Calamar Road and Carancho Road in the Rancho California Zoning Area-Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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