

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

505 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 25, 2012

SUBJECT: TENTATIVE PARCEL MAP NO. 36199 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Daniel/Carolyn Straub – Third Supervisorial District – Location: Northerly of Stirrup Road, easterly of State Road, southerly of Coral Canyon and westerly of Cameron Drive – REQUEST: The Tentative Parcel Map is a schedule “H” subdivision of 40.08 acres into four (4) residential parcels with a minimum parcel size of 10 gross acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 26, 2012.

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42183, 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,

APPROVE TENTATIVE PARCEL MAP NO. 36199, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

At the March 26, 2012 Director’s Hearing, Planning staff introduced a memo, consisting of letters from three neighbors and a response to said letters from the Transportation Department, along with an email from the Endangered Habitat League (copies attached). At the hearing,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

(Continued on attached page)

Initials:  
CSL: dm *PM*

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 20, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.2

REVIEWED BY EXECUTIVE OFFICE

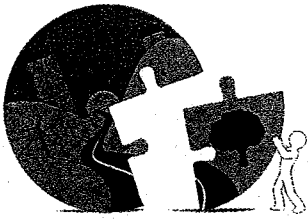
DATE *11/2/12 PM*  
Tina Grande

Departmental Concurrence

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

The Honorable Board of Supervisors  
Re: TENTATIVE PARCEL MAP NO. 36199  
Page 2 of 2

testimony was taken from one of the neighbors who introduced a new letter into the record. Subsequent to the hearing, a letter from another neighbor was received. Concerns expressed at the hearing were related to the maintenance of roads during construction-related activities. As part of the action to approve the project, the Planning Director's Representative added a condition to address concerns raised by the neighbors at the hearing and through the letters that were submitted (90.TRANS.2). This condition requires the applicant to repair frontage roads if there is any determination of damage during construction activities.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

11/29/12  
Date

ICP  
Initial

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA42183, Tentative Parcel Map No. 36199

Project Title/Case Numbers

Adrienne Rossi  
County Contact Person

951-955-6925  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Daniel and Carolyn Straub  
Project Applicant

34860 Sycamore Springs, Hemet CA 92544  
Address

Northerly of Reseda Springs, southerly of Coral Canyon Way, easterly of Stage Road, and westerly of Cameron Drive.

Project Location

Tentative Parcel Map No. 36199 is a Schedule "H" subdivision of 40.08 gross acres into four (4) residential parcels with a minimum size of ten (10) gross acres.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 26, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,101.50 + \$64.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

David Mous for Adrienne Rossi  
Signature

Adrienne Rossi, Project Planner  
Title

March 26, 2012  
Date

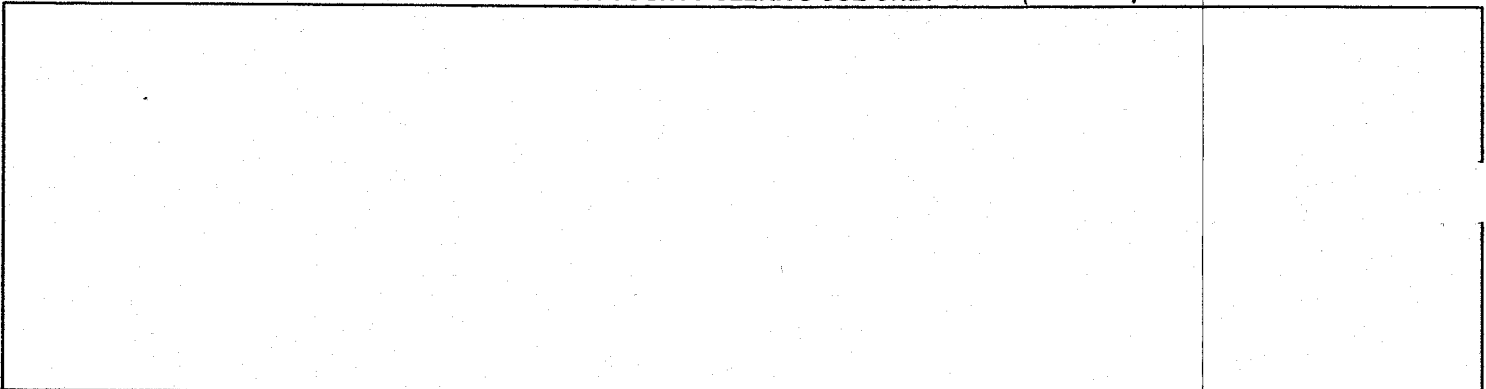
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 05/17/2012  
Y:\Planning Case Files-Riverside office\PM36199\DH-PC-BOS Hearings\NOD Form.docx

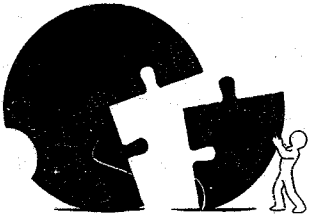
Please charge deposit fee case#: ZEA42183 ZCFG05539

FOR COUNTY CLERK'S USE ONLY

11.20.12 1.2







# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42183, Tentative Parcel Map No. 36199

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: Adrienne Rossi Title: Project Planner Date: September 28, 2011

Applicant/Project Sponsor: Daniel and Carolyn Straub / Cozad and Fox

Date Submitted: June 18, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: [Signature] Date: 11/20/12

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 Adrienne Rossi at 951-955-6925.

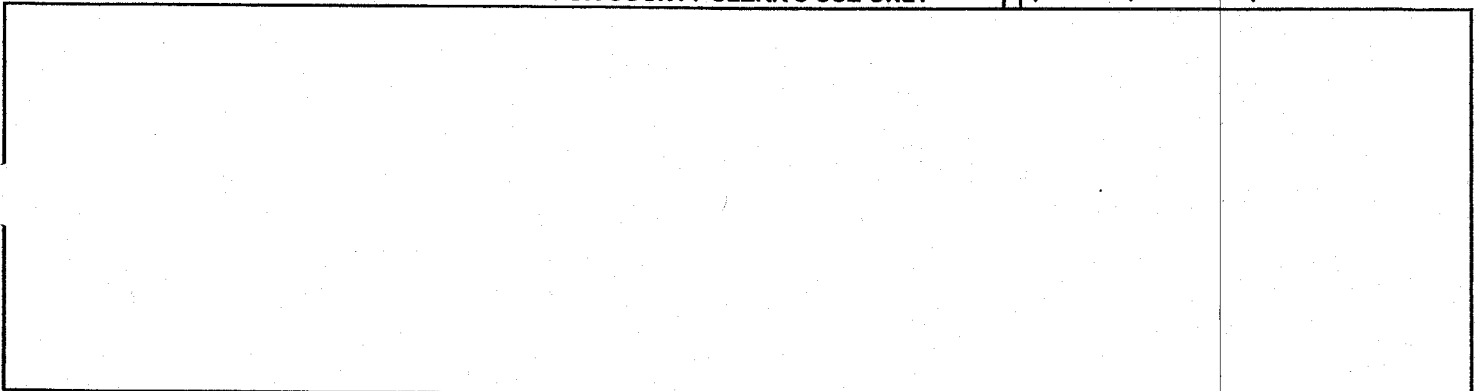
Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36199\DH-PC-BOS Hearings\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42183 ZCFG05539

FOR COUNTY CLERK'S USE ONLY

11.20.12 1.2





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0908881

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

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

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

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

Received from: STRAUB DANIEL & CAROLYN \$64.00  
paid by: CK 1887  
paid towards: CFG05539 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42183  
at parcel #: 34799 CAMERON DR HEM  
appl type: CFG3

By \_\_\_\_\_ Jun 18, 2009 14:04  
SBROSTRO posting date Jun 18, 2009

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

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

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

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





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1111673

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

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

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

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

Received from: STRAUB DANIEL & CAROLYN \$57.50  
paid by: CK 26200  
paid towards: CFG05539 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42183  
at parcel #: 34799 CAMERON DR HEM  
appl type: CFG3

By \_\_\_\_\_ Dec 22, 2011 16:29  
MGARDNER posting date Dec 22, 2011

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

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

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

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1100708

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

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

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

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

Received from: STRAUB DANIEL & CAROLYN \$2,044.00  
paid by: CK 1170  
paid towards: CFG05539 CALIF FISH & GAME: DOC FEE  
CA F&G FEE FOR EA42183  
at parcel #: 34799 CAMERON DR HEM  
appl type: CFG3

By \_\_\_\_\_ MGARDNER Jan 26, 2011 14:09  
posting date Jan 26, 2011

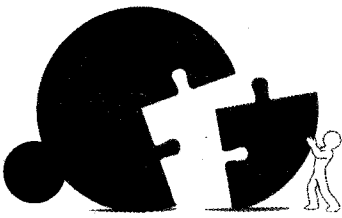
\*\*\*\*\*  
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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

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





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
Director

505B

11-20-2012

**DATE: October 25, 2012**

**TO: Clerk of the Board of Supervisors**

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

**SUBJECT: TENTATIVE PARCEL MAP NO. 36199**

(Charge your time to these case numbers)

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

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

**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 (CFG5539)

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

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

*"Planning Our Future... Preserving Our Past"*

RCED NOV 6'12 PM 1:46

Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third/Third  
Project Planner: Adrienne Rossi  
Directors Hearing: March 26, 2012

TENTATIVE PARCEL MAP NO. 36199  
ENVIRONMENTAL ASSESSMENT NO. 42183  
Applicant: Daniel and Carolyn Straub  
Engineer/Representative: Cozad & Fox

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The Tentative Parcel Map is a Schedule "H" subdivision of 40 gross acres into four (4) residential parcels with a minimum parcel size of 10 gross acres.

The project is located Northerly of Reseda Springs Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive.

**ISSUES OF CONCERN:** County records show that the subject property is currently 39.07 acres in size. It has been determined necessary for the property owner to file a Lot Line Adjustment (LLA) application whereby additional acreage is acquired to make the subject property 40 gross acres in size. LLA No. 5417 was filed on November 18, 2011, and proposes to acquire sufficient acreage from the abutting property to the south (APN 470-230-001) to make the subject property 40 gross acres; thereby allowing the creation of four (10-acre) parcels, as is being proposed by this tentative parcel map. The tentative map has been conditioned (50. Planning. 25) for the LLA to be approved, and proof of recordation submitted to the Planning Department prior to recordation of the final map to ensure sufficient acreage exists in order to allow the creation of 4 10-acre parcels.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Rural Mountainous (R-M) (10-acre minimum)   |
| 2. Surrounding General Plan Land Use: | Rural Residential (R-R) (5-acre minimum) to the east, Rural Mountainous (R-M) (10-acre minimum) to the north, south and west. |
| 3. Existing Zoning:                   | Rural Residential (R-R) (5-acre minimum)  |
| 4. Surrounding Zoning:                | Residential Agricultural - 10 Acre Minimum (R-A-10) and Residential Agriculture - 20 Acre Minimum (R-A-20)                    |
| 5. Existing Land Use:                 | Rural Mountainous   |
| 6. Surrounding Land Use:              | Rural Mountainous (RM) to the North, South, and West. Rural Residential (RR) to the East.                                     |
| 7. Project Data:                      | Total Acreage: 40.08<br>Total Proposed Parcels: 4<br>Proposed Min. Parcel Size: 10-acres<br>Schedule: "H"                     |
| 8. Environmental Concerns:            | See attached Environmental Assessment   |

**RECOMMENDATIONS:**

*D.M.*

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42183**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36199**, 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 Mountainous (R-M) (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 Rural Residential (R-R) (5-acre minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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 (10-acre minimum) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of ten (10) gross acres, is permitted use in the Rural Mountainous (RM) (10-acre minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Mountainous (RM) (10-acre minimum) to the north, south and west and Rural Residential (RR) (5-acre minimum) to the east.
4. The zoning for the subject site is Rural Residential (R-R) (5-acre minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Rural Residential (R-R) (5-acre minimum) zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural, 10 Acre minimum (R-A-10) and Rural Agricultural, 20 Acre minimum (R-A-20).



7. There are no uses that have been constructed and are operating in the project vicinity.
8. Environmental Assessment No. 42183 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology / Water Quality
  - c. Hazards/Hazardous Materials

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 Agricultural Preserve.
  - c. A Conservation Area.
  - d. A Fault Zone.
  - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - h. MSHCP Cell.
  - i. General Plan Policy Area.
  - j. A Specific Plan.
  - k. An Airport Influence Area.
  - l. A Redevelopment Area.
  - m. A Subsidence Area.
  - n. A Potential Liquefaction Area.
3. The project site is located within:
  - a. The Santa Margarita watershed.
  - b. Hemet Unified School District.
  - c. High Fire Area (Ord. No. 787).
  - d. A Paleontological Sensitivity Area (Low Potential).
  - e. Zone B, Mt. Palomar Observatory (Ord. No. 655) (18.52 miles).
4. The subject site is currently designated as Assessor's Parcel Number 470-180-012

AR:ar/dm

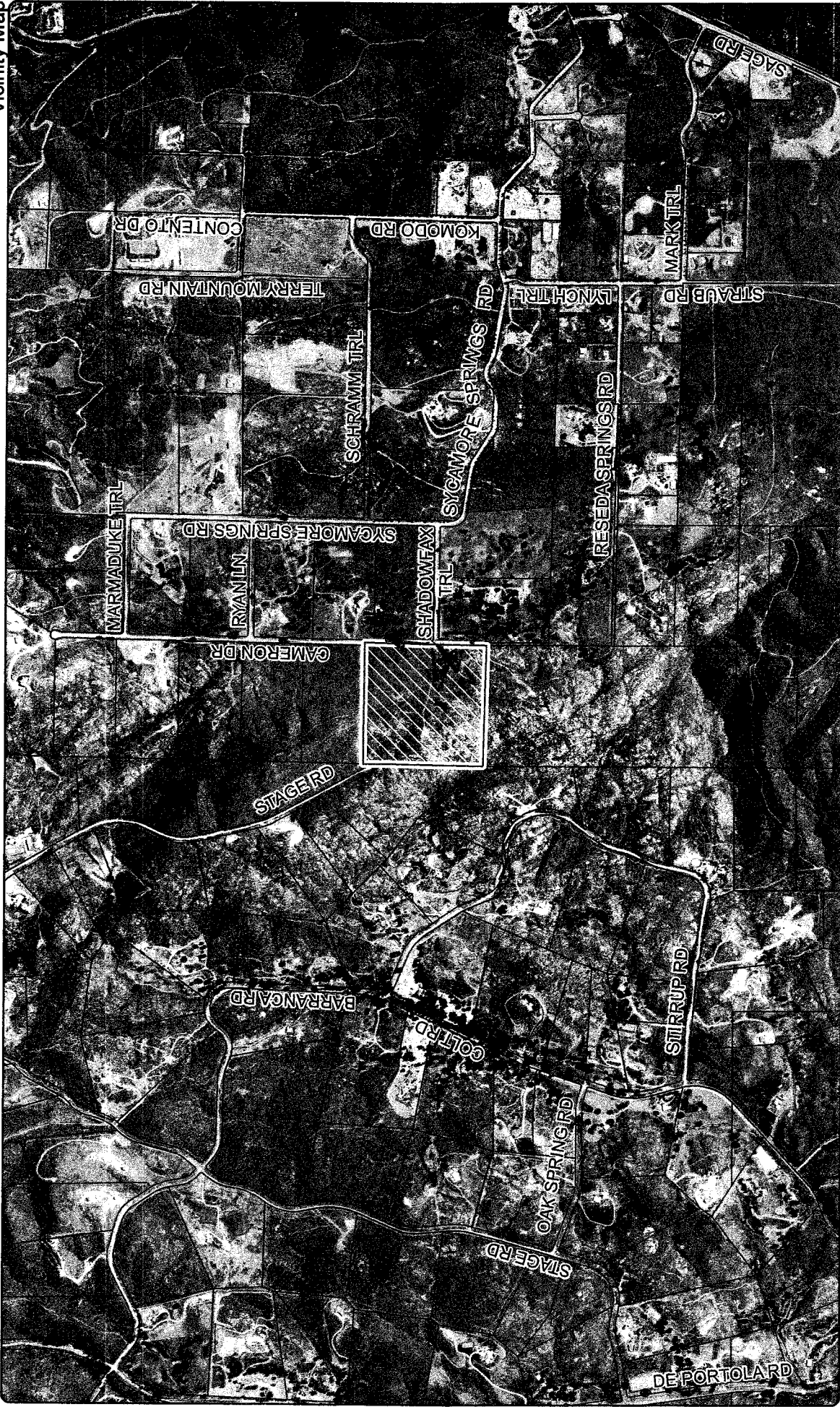
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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PM36199**

Supervisor Stone  
District 3

Date Drawn: 11/02/10  
Vicinity Map

VICINITY POLICY AREAS



Zoning Area: Rancho California  
Township/Range: T6SR1W

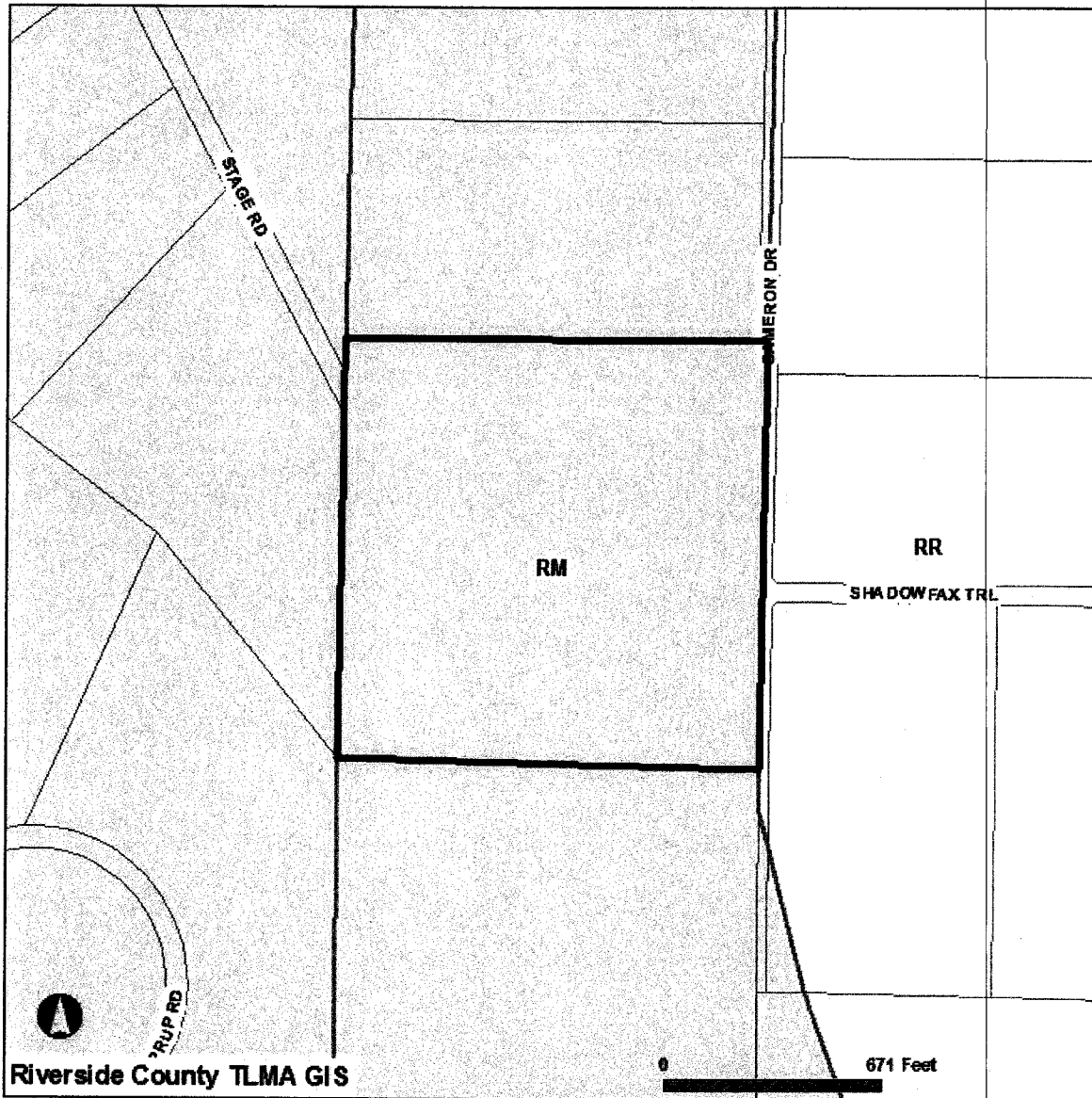
Section: 26

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 differ from the previous General Plan in terms of land use designations. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-1000 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.htm>



Assessors Bk. Pg. 470-18  
Thomas Bros. Pg. 901 C4  
Edition 2009

PM36199



Riverside County TLMA GIS

LAND USE

- CASE
- PARCELS
-  INTERSTATES
-  HIGHWAYS
- CITY
-  RM - RURAL MOUNTAINOUS
-  RR - RURAL RESIDENTIAL

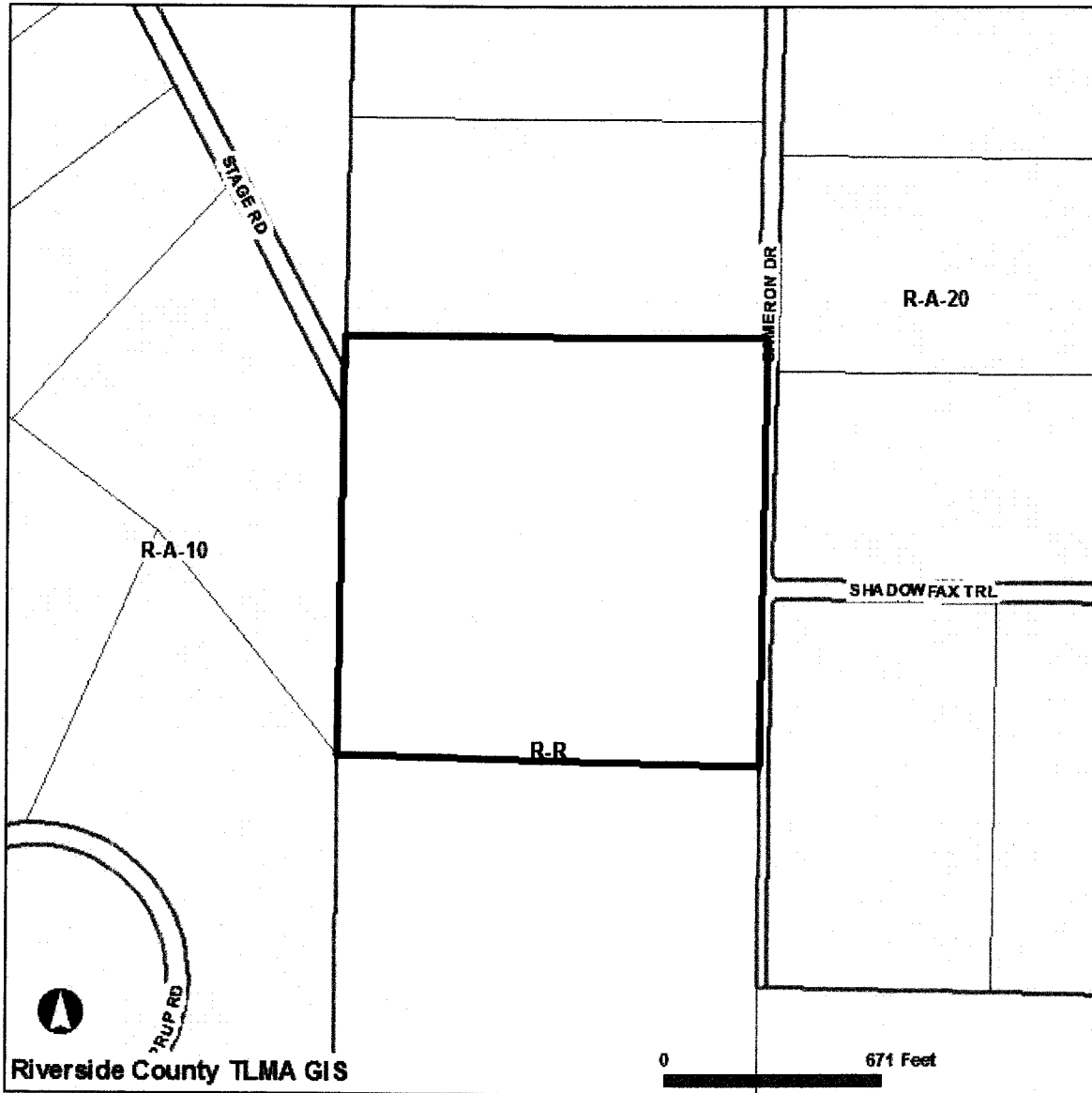
**\*IMPORTANT\***

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.

REPORT PRINTED ON...Mon Jan 03 16:09:29 2011

Version 101221

PM36199



**ZONING**

- CASE
- PARCELS
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- R-A-10, R-A-20
- CITY
- R-R

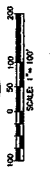
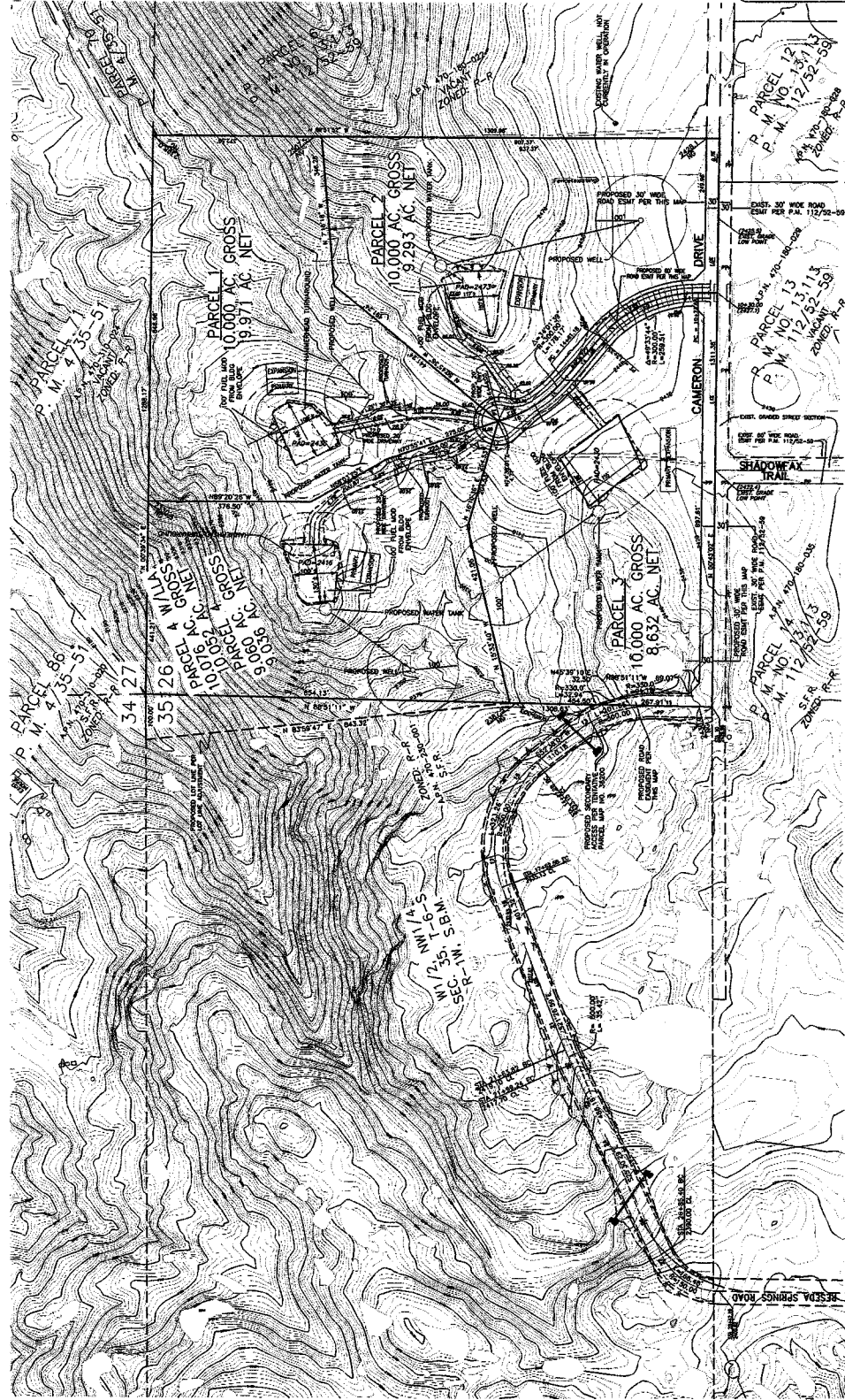
**\*IMPORTANT\***

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.

REPORT PRINTED ON...Mon Jan 03 16:11:14 2011

Version 101221

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO 36199**  
 BEING A DIVISION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER  
 OF SECTION 28, T-8-S, R-14-W, COUNTY OF RIVERSIDE, SUBD. 2A



DAVID JOHN F. LAMBERT  
 LAND SURVEYOR  
 13000 CALIFORNIA AVENUE  
 SUITE 100  
 SAN ANTONIO, TEXAS 78202  
 (214) 593-8888

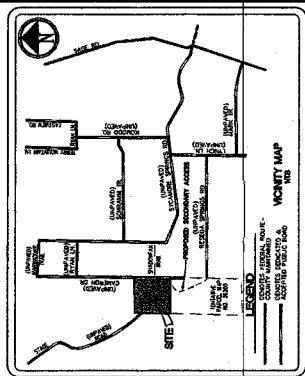
ASSESSOR'S PARCEL NUMBER:  
 LEGAL DESCRIPTION:  
 5.8 AC. COUNTY OF RIVERSIDE, CALIFORNIA  
 5.8 AC. COUNTY OF RIVERSIDE, CALIFORNIA

SCHOOL DISTRICT:  
 COUNTY OF RIVERSIDE, CALIFORNIA  
 COUNTY OF RIVERSIDE, CALIFORNIA

SOURCE OF TOPOGRAPHY:  
 1:50,000 SCALE  
 1:25,000 SCALE  
 1:12,500 SCALE

NOTES:  
 1. THIS MAP SHOWS THE ENTIRE CONTIGUOUS  
 2. THE PARCEL MAP NO. 12100-13  
 3. THE PARCEL MAP NO. 12100-14  
 4. THE PARCEL MAP NO. 12100-15  
 5. THE PARCEL MAP NO. 12100-16  
 6. THE PARCEL MAP NO. 12100-17  
 7. THE PARCEL MAP NO. 12100-18

CASE NUMBER:  
 ALL SHOW RECORDS BY MAP OR BY INSTRUMENT  
 ARE SUBJECT TO THE PUBLIC RECORDS ACT



**LEGEND**

- S.F.A. SINGLE FAMILY RESIDENCE
- H.P. HIGH POINT
- F.L. FLOW LINE ELEV.
- L.C. LOW POINT
- L.S. LOW POINT
- F.A. FISH SURFACE
- F.E. FISH ELEVATION
- F.P. FISH POINT
- POWER POLE
- WATER TOWER
- WATER TOWER

AMENDED NO. 1 EXHIBIT  
 COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE PARCEL MAP**  
**NO. 36199**  
 SCHEDULE "Y"  
 FOR DANIEL L. CROFTON STRADA  
 08/02/2010

Revised Linear The Surveyor's Office  
 Date: 3/7/10  
 Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Seals: \_\_\_\_\_  
 Date: 04/7/2010  
 Checked: T.D.M.

NO.	DATE	DESCRIPTION

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42183  
**Project Case Type (s) and Number(s):** Tentative Parcel Map. No. 36199  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Adrienne Rossi, Project Planner  
**Telephone Number:** 951-955-6925  
**Applicant's Name:** Daniel and Carolyn Straub  
**Applicant's Address:** 34860 Sycamore Springs, Hemet, CA 92544

### I. PROJECT INFORMATION

- A. Project Description:** The Tentative Parcel Map is a Schedule "H" subdivision of 40.08 acres into four (4) residential parcels with a minimum parcel size of ten (10) acres.

The project is located northerly of Reseda Springs Road, easterly of Stage Road, southerly of Coral Canyon and westerly of Cameron Drive.

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

- C. Total Project Area:** 40.08 Gross Acres

<b>Residential Acres:</b> 40.08	<b>Lots:</b> 4	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

- D. Assessor's Parcel No(s):** 470-180-012

- E. Street References:** The project is located northerly of Reseda Springs Road, easterly of Stage Road, southerly of Coral Canyon and westerly of Cameron Drive.

- F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 26, Township 6 South, Range 1 West

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently vacant with several noticeable rock outcroppings within the site. The project is currently vacant to the north, south and west. Single family residences are located to the northeast and southeast.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

- A. General Plan Elements/Policies:**

- 1. Land Use:** The project proposes a schedule H subdivision of 40.08 gross acres into four (4) residential parcels with a minimum size of ten (10) acres. The project is consistent with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
3. **Multipurpose Open Space:** The project site is not located within an MSHCP criteria area:
4. **Safety:** The proposed project is located within a High Fire Hazard Area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The proposed 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 Area Plan

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

**D. Land Use Designation(s):** Rural Residential (RR)

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

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

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

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Residential Agricultural, 10 Acre Minimum (R-A-10), Residential Agricultural, 20 Acre Minimum (R-A-20), and Rural Residential (R-R)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant



effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

David Mares for  
Signature

February 16, 2012  
Date

Adrienne Rossi, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

(a) The project site is located Northerly of Reseda Springs Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive. According to Figure C-9, the project site is not located within a scenic highway corridor.

(b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences constructed to the, north, and south. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

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

(a) According to the RCIP, the project site is located 18.52 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials, methods of installation and requirements for lamp source shielding. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (See COA 50.PLANNING.23) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

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

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

a) – d) A small portion of the project site to the northeast corner is designated as Prime Farmland, or Farmland of Statewide Importance (Farmland) as shown on the County's GIS database. However, no agricultural uses are being conducted on the project site, as well as within the immediate vicinity of the project site. The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the environment that will result in the conversion of farmland to non-agricultural uses as the project site is vacant and is not being used for agricultural uses.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**5. Forest**

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

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

Findings of Fact:

a) The project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure 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.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of four (4) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, 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.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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

Source: GIS database, WRCMSHCP, On-site Inspection.

Findings of Fact:

a)-g) This project is located within or partially in the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Fee Area. However, the property is not located within a cell or cell group designation. The project will be conditioned to pay mitigation fees in accordance with Ordinance No. 810, and will therefore not have a significant adverse affect on any endangered or threatened species, nor any candidate, sensitive or special status species. Development within the proposed parcels, as indicated within the proposed graded areas, will not cause interference with the movement of any wildlife species nor will it affect any riparian habitat. No wetlands will be disturbed because of the approval of this tentative map. This project is in compliance with the WRCMSCHP.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Archaeological Report No. PD-A-4634

Findings of Fact:

The site is currently vacant and contains no visual historical resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not alter or destroy an historic site.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**9. Archaeological Resources**

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

Source: Project Application Materials, review by County Archeologist

Findings of Fact:

Planning Department Archaeological Report No PD-A-4334R1 has been reviewed by the County Archaeologist, who has been determined the following:

a) The project has been conditioned for an environmental constraint sheet to be placed on the final map of the parcel map. The area constrained has the possibility of being an area of archeological interest and in these areas no ground disturbing activities will be allowed. (See COA 50.PLANNING.24) With this condition of approval impacts to an archeological site will be less than significant.

b) With condition of approval, 50.PLANNING.24, constraining certain areas of the site, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 since these areas will be avoided and no ground disturbing actives will be allowed.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. (COA 10.PLANNING.2 and COA 10.PLANNING.3).

d) The project will not restrict existing religious or sacred uses within the potential impact area. Typical conditions of approval for onsite tribal and archeological monitoring have been included on this project (60.PLANNING.1 and 60.PLANNING.2 and 90.PLANNING.3). These are typical conditions of approval and not considered mitigation for CEQA purposes.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Potential Archeological areas of interest shall be protected through conditions of approval (50.PLANNING.24) which will constrain a portion of the site and prohibit ground disturbing activities in that location.

**Monitoring:** Monitoring shall occur through the building and safety plan check process, as well as, the final map process.

**10. Paleontological Resources**

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

**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", PD01377

**Findings of Fact:**

The project site is located within a paleontological zone with "low potential".

a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. (See COA 10.PLANNING.20), PDP-01377 recommended that no further paleontological mitigation measures are needed as there is no potential for paleontological resources on this site.

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**GEOLOGY AND SOILS** Would the project

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

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

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

**Findings of Fact:**

a) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, ground rupture during a seismic event appears unlikely.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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"

Findings of Fact:

a) Based on the review conducted by the Riverside County Geologist, the project will not be subject to seismic-related ground failure, including liquefaction. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**15. Ground Subsidence**

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

Source: County Board of Supervisors Resolution No. 94-125, review by County Geologist

Findings of Fact:

a) The project site is not located in an area that is susceptible to subsidence. There is low potential for ground subsidence impacts that will occur as a result of the proposed project.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials (Geologic Report No. 2192)

Findings of Fact:

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

Mitigation: No mitigation proposed.

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

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Findings of Fact:

- a) The project will not change topography or ground surface relief features.
- b) The project will not create cut or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

c) The proposed project does not have soils that are incapable of supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. (See COA 80.E HEALTH.1 and 2 and 90.E HEALTH.1) These requirements are standard conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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 Material

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or a bed of a lake. There is a watercourse which traverses the site. Project design avoids the watercourse. Therefore, the impact is considered less than significant.

b) The development of the project site may have the potential to increase water erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. 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. Therefore there will be no impacts.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a four parcel subdivision, there will be no significant impact related to greenhouse gases.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

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

Findings of Fact:

a-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

<b>23. Airports</b>				
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"/>

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-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet for the map with the notation that the project is within a high fire area (See COA 50.Fire.1) Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (See COA 50.FIRE.3, 4, and 7).

Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water and access for new single family dwellings. (COA 50.FIRE.1, 60.FIRE.1, 80.FIRE.1)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The Flood Control District has conditioned (50.FLOOD. RI 9) that 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"

c) The proposed tentative parcel map will ultimately lead to the development of one single family residence on each of the four proposed parcels. There is no piped water system available to the site or in the vicinity; and as noted on the tentative map, the development of the residences will require the installation and usage of wells for potable water. The County has no records identifying any existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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problems relative to local groundwater resources or the lowering of the local groundwater table levels. It has been concluded that the construction of additional wells for residential use in an area with scattered large lot single family development and vacant properties, and without any known groundwater issues, will not to lead to the substantial depletion of groundwater supplies or lower groundwater tables.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project will not otherwise substantially degrade water quality.

h) The project would possibly include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)

**Mitigation:** The Flood Control District has conditioned (See COA 50.FLOOD. RI 9) that 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"

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Changes in the amount of surface water in any	<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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water body?

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

**Findings of Fact:**

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area.
- d) The project will not cause changes in the amount of surface water in any water body.

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<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:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

- a) The project proposes to subdivide at 40.08 acre parcel into four parcels with a minimum size of ten (10) acres gross. The current General Plan land use for the project is Rural Mountainous (RM) (10-acre minimum) and the Zoning is Rural Residential (R-R). The proposal for four residential parcels is in conformance with the General Plan and is consistent with the County Zoning Ordinance; and therefore will not substantially alter the present or planned land use of the area.
- b) The project is not located within a city sphere and/or within adjacent city or county boundaries.

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

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

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

Findings of Fact:

- a) The project will be consistent with the Rural Residential (RR) zone.
- b) The project will be compatible with the Rural Mountainous (R-M) (10-acre minimum) Land Use Designation.
- c) The project will be compatible with existing and planned surrounding land uses.
- d) The project will be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation proposed.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The project is located within the mineral resources area MRZ-3a where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The site has not been used for mining; therefore, the project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. Therefore, the impacts are less than significant.
- b) The project 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 are no impacts.
- c) Surrounding the project site are scattered residential homes and vacant land. There are no existing surface mines surrounding the 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 are no impacts.
- d) The project will not be located adjacent to or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards to quarry mines. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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

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 is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**31. Railroad Noise**

NA     A     B     C     D                

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

**Findings of Fact:**

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

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**32. Highway Noise**

NA     A     B     C     D                

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

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

**Mitigation:** No mitigation proposed.

**Monitoring:** No monitoring required.

**33. Other Noise**

NA     A     B     C     D                

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located adjacent to or near any other noise. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposal, a four (4) parcel subdivision, is not substantial enough to increase ambient noise to levels of significance.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity during grading and construction above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

Findings of Fact:

- a) The project site does not contain any existing housing; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area because the project is not located within a Redevelopment area.
- e) Given the project is proposing four (4) parcels, the project is not expected to exceed official regional or local population growths.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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Mitigation: No mitigation proposed.

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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

a) The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (See COA 80.PLANNING.7)

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

a) The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a-b) The proposed project does not create a substantial increase in demand for recreational facilities.
- c) The project is located within the County Service Area 146 which is responsible for the collection of Quimby fees. The project has been conditioned for the payment of development impact fees and payment of Quimby fees to the Riverside County Economic Development Agency or other entity acceptable to the Planning Director.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) There are no county designated trails located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project will not Alter waterborne, rail or air traffic.
- e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

- a) No county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The project site will not require new water treatment facilities or expansion of existing facilities. This site has existing wells therefore has sufficient water supplies available to serve the project from existing entitlements and resources or new or expanded entitlements. There are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**46. Sewer**

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

**Source:** Department of Environmental Health Review, Project Materials

**Findings of Fact:**

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU) based on Associated Soils Engineering, Inc. Soils Percolation Report Project#06-5954-2 dated November 7, 2006 submitted for the purposes of preliminary DEH review only. It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the parcels should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual parcel along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual. If grading is proposed, applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.HEALTH.1)

a) The project will result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, given the proposal is for two (2) single family residences, the construction would not be considered a significant environmental effect.

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

**Mitigation:** It should be noted that the conceptual septic system locations as specified on the recorded Parcel Map on each of the parcels should not be considered as the final approved location for any proposed septic system. This determination will be made by DEH at time of building permit submittal. Upon building submittal, the applicant must submit to DEH for review a detailed soils percolation report specific to the proposed project on each individual parcel along with three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in DEH Technical Guidance Manual.

**Monitoring:** Monitoring shall be conducted by the Department of Environmental Health

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**47. Solid Waste**

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. Given that the proposal is for two (2) single family residences, the project impact would be less than significant and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**48. Utilities**

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

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

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

Monitoring: No monitoring required.

**49. Energy Conservation**

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

Source:

Findings of Fact:

The County of Riverside does not currently have any adopted energy conservation plans.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

**50. Other:**

Source: Staff review

Findings of Fact:

No other Environmental Impacts were identified.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials



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

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

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

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: GIS: Riverside County Geographic Information System database. Southwest Area Plan.  
WRCMSHCP: Western Riverside County Multiple Species Habitat Conservation Plan.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> floor  
Riverside, CA 92505

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 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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PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No.36199 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No.36199, Exhibit A, Amended No. 1, dated 4/21/10 and Exhibit S, dated 8/1/11.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a schedule 'H' subdivision of 40.08 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

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

RECOMMND

COUNTY.

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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-G1.5 EROS CNTRL PROTECT

RECOMMND

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

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

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

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

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

10.BS GRADE. 7                    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. 8                    MAP-G2.6 SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    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. 10                    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.

10.BS GRADE. 11                    MAP-G2.12 SLOPES IN FLOODWAY                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

10.BS GRADE. 12            MAP-G2.13 FIRE D'S OK ON DR.

RECOMMND

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

10.BS GRADE. 15            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.

E HEALTH DEPARTMENT

10.E HEALTH. 1            SDRWQCB GENERAL COMMENTS

RECOMMND

If the proposed leach line location contains slopes in excess of 25%, a clearance letter from the San Diego Regional Water Quality Control Board will be required. However, if the applicant chooses to mitigate excessive slopes through grading, further soils percolation testing will be required at the area of the proposed leach field.

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

CEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

10.E HEALTH. 2 NO OWTS/ATUs IN EASEMENTS (cont.)

RECOMMND

(ATU) must remain outside of any dedicated easement.

10.E HEALTH. 3 OWTS/ATUs MAINTAIN SETBACKS

RECOMMND

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36199 is a proposal to subdivide 39.07-acres into 4 ten acres lots in Rancho California area. The project site is located southerly of Coral Canyon, northerly of Stirrup Road, easterly of Stage Road, and westerly of Cameron Drive.

The topography of the area consists of well-defined ridges and minor natural watercourses that traverse the property. The exhibit shows location of the pads on ridges and as such, the proposed buildings do not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances, and the natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

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.

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

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

RECOMMND

prior to issuance of any permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

The project site is located within the bounds of the Murrieta Creek/Santa Getrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP 25% SLOPE NEED WQMP

RECOM

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."

PLANNING DEPARTMENT

10.PLANNING. 2 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



CEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 3 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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.

PARCEL MAP Parcel Map #: PM36199

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 4 MAP - LC LANDSCP REQUIREMENTS RECOMMND

Prior to the installation or rehabilitation of 2,500 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 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,

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. 5 MAP - LC LNDSCP 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02192

RECOMMND

County Geologic Report (GEO) No. 2192 submitted for this project (PM36199) was prepared by Sladden Engineering and is entitled: "Geotechnical Investigation, Proposed 4 parcel Subdivision, APN 470-180-012, Sage Area, Riverside County, California", dated October 5, 2009. In addition, Sladden prepared "Response to County of Riverside Review Comments dated May 3, 2010: County Geologic Report No. 2192", dated May 4, 2010. This document is herein incorporated as part of GEO02192.

GEO02192 concluded:

- 1.The site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the proposed project.
- 2.Active faults are not known to be present on the subject site.
- 3.Risks associated with primary surface ground rupture should be considered low.
- 4.Risks associated with liquefaction should be considered remote.
- 5.The potential for subsidence is negligible.
- 6.Risks associated with slope instability, settlement or debris flows under both seismic and non-seismic conditions should be considered low.
- 7.Risk associated with tsunamis and seiches is considered negligible.

GEO02192 recommended:

1. All native low density near surface soil and bedrock should be removed to a minimum depth of approximately 2 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
- 2.Rockfall potential should be reevaluated upon the onset of grading.
- 3.Unstable perched boulders in conflict with the proposed pad locations should be removed or reconfigured as

PARCEL MAP Parcel Map #: PM36199

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10. GENERAL CONDITIONS

10.PLANNING. 6                   MAP - GEO02192 (cont.)                   RECOMMND

determined by the Engineering Geologist in the field during grading.

GEO02192 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02192 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. 7                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 8                   MAP - FEES FOR REVIEW                   RECOMMND

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

10.PLANNING. 13                  MAP - ZONING STANDARDS                  RECOMMND

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

10.PLANNING. 14                  MAP - 90 DAYS TO PROTEST                  RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 18 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - PDP01377

RECOMMND

County Paleontological Report (PDP) No. 1377, submitted for this PM36199, was prepared by Archaeological Associates /John A. Minch and is entitled, "Pre- Construction Paleontological Assessment of 39.06-Acre Parcel Located Near the Community of Sage, West of the Intersection of Cameron Drive and Shadowfax Trail, Unincorporated, Riverside County, California", dated March 26, 2010.

PDP01377 concluded the entire site is underlain by tonalite and diorite, granitic rocks of Mesozoic age, locally overlain by small areas of thin colluvium. The granitic rocks are, by their nature, non-fossiliferous and considered non-sensitive for paleontological resources. The colluvial deposits on the site are too young geologically to contain significant fossils.

PDP01377 recommended no further paleontological mitigation measures are needed as there is no potential for paleontological resources on the site.

PDP01377 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01377 is hereby accepted for PM36199.

10.PLANNING. 21 USE - WAST MGMT LETTER

REQUIRED

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon. and westerly of Cameron Drive, in the Rancho California Zonina Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - WAST MGMT LETTER (cont.)

REQUIRED

facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

4. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

If you have further questions regarding this condition please contact Mirtha Liedl, Planner for Riverside County Waste Management Dept. 951-486-3284

TRANS DEPARTMENT

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

RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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



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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2007 CFC and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5                      MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50.FIRE. 7                      MAP-#8-ECS-WATER TANK/WELL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                    MAP 25% SLOPE NOTE ON ECS

RECOMMND

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."

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

RECOMMND

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

50.FLOOD RI. 8                    MAP SANTA GERTRUDIS ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 10 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-R (5-acre minimum) zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 7 MAP - QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Park District 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13            MAP - FINAL MAP PREPARER            RECOMMND

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

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

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

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

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

50.PLANNING. 20            MAP - FEE BALANCE            RECOMMND

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

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

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

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

50.PLANNING. 24            MAP- ECS NOTE ARCHAEOLOGICAL            RECOMMND

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

"County Archaeological Report no. PD-A-4634R1 was prepared for this property on August 2010 by Archaeological Associates and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24            MAP- ECS NOTE ARCHAEOLOGICAL (cont.)            RECOMMND  
report."

50.PLANNING. 25            MAP - LLA REQUIRED            RECOMMND

An application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos 470-230-001 and 470-180-012. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds. The proposed parcels shall comply with the development standards of the Rural Residential zone (R-R).

TRANS DEPARTMENT

50.TRANS. 1                MAP - CENTERLINE STUDY PROFIL            RECOMMND

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

50.TRANS. 2                MAP - EASEMENT/SUR            RECOMMND

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

50.TRANS. 4                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. 5                MAP - R-O-W DEDICATED SUR            RECOMMND

Sufficient public street right-of-way along unnamed cul-de-sac shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 105, Section "D", Ordinance 461.

Sufficient public street right-of-way along Cameron Drive shall be dedicated for public use to provide for a 30 foot

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5                    MAP - R-O-W DEDICATED SUR (cont.)                    RECOMMND

half-width right-of-way per County Standard No. 105, Section "D", Ordinance 461.

Sufficient public street right-of-way along Resida Springs Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way as shown on Amended No. 1 exhibit of PM36199 dated 4/21/2010 per County Standard No. 105, Section "D", Ordinance 461.

50.TRANS. 6                    MAP - ACCESS RD TO PUBLIC RD2                    RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for an access road to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department.

Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

Said off-site road shall be the northerly extension of Cameron Drive to Ryan Lane and the easterly extension of Ryan Lane to Sycamore Springs Road and the southerly extension of Sycamore Springs Road to Schramm Trail and the easterly extension of Schramm Trail to Kumodo Lane and the southerly extension of Kumodo Lane to Sycamore Springs Road and the easterly extension of Sycamore Springs Road to County maintained Sage road as it shows on Exhibit "S" dated 8/1/2011.

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

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

50.TRANS. 8                    MAP - STREET NAME SIGN                    RECOMMND

The land divider shall install the street name signs, one at the intersection of unnamed cul-de-sac and Cameron Drive, and one at Shadowfax Trail and Cameron Drive, in accordance with County Standard No. 816 as directed by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

60.BS GRADE. 2                    MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 3                    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. 4                    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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 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 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. 6 MAP - APPROVED WQMP

RECOMMND

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

60.BS GRADE. 7 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - PRE-CONSTRUCTION MTG (cont.)

RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 36199 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained within archaeological report PD-A-4634R1, prepared by Archaeological Associates, dated August 2010, archaeological monitoring shall be required mitigation for any grading or similar earth disturbances.

Prior to the issuance of grading permits, the

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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.

NOTE:

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

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

60.PLANNING. 2 GEN- TRIBAL MONITOR

RECOMMND

As a result of the environmental review under CEQA, including consideration of archaeological study PD-A-4634, and information received from the Pechanga Band of Luiseno Indians, tribal monitoring shall be accommodated for those area subject to grading cuts and trenching into previous undisturbed areas.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and

CEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN- TRIBAL MONITOR (cont.)

RECOMMND

retain a monitor(s) designated by the PECHANGA BAND OF LUISENO MISSION INDIANS. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. Tribal monitoring is not warranted in areas previously graded or in areas where only fill dirt is placed. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the 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)Tribal 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 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

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 GEN- TRIBAL MONITOR (cont.) (cont.) RECOMMND

tribe(s) 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. 4 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 12 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. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 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 ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

TRANS DEPARTMENT

60.TRANS. 1 MAP - RD IMP DURING CONSTRUCT RECOMMND

During any construction of the project, all roads shall be maintained at existing or better conditions. If road

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CEL MAP Parcel Map #: PM36199

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - RD IMP DURING CONSTRUCT (cont.)

RECOMMND

conditions have deteriorated due to project construction, the project proponent shall repair or reconstruct impacted roads to their pre-construction conditions. All costs associated with the road repair or reconstruction shall be the responsibility of the project proponent.

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 WELL/WATER STATEMENT

RECOMMND

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

The requirements for a water supply permit are as follows:

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

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

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

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

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#36199 based on AM/PAC Soils Percolation Report Project#09-10849

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED (cont.)

RECOMMND

dated 5/20/09.

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

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

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

80.E HEALTH. 3 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 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.\*\*

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

CEL MAP Parcel Map #: PM36199

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 36199 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

Pursuant to Ordinance No. 460, Section 13.1, all utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36199

Parcel: 470-180-012

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.

PLANNING DEPARTMENT

90.PLANNING. 3           GEN - CULTURAL RESOURCES RPT           RECOMMND

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

90.PLANNING. 7           MAP - QUIMBY FEES (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. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

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



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90. - PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      MAP - WRCOG TUMF (cont.)

RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2                      MAP - RD IMP DUE TO CONSTRUCT

RECOMMND

Per 60.TRANS.1 MAP RD IMP DURING CONSTRUCT, for any road deterioration due to project construction, the project proponent shall repair or reconstruct impacted roads to their pre-construction conditions. All costs associated with the road repair or reconstruction shall be the responsibility of the project proponent.

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

DATE: June 26, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
County Service Area #152 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner

Hemet Unified School Dist.  
Eastern Information Center  
CALTRANS District #8  
Reg. Water Qlty. Control Brd. Santa Ana  
Southern California Edison  
Southern California Gas Co.

**TENTATIVE PARCEL MAP NO. 36199** – EA42183 – Applicant: Daniel/Carolyn Struab – Engineer/Representative: Cozad & Fox Inc - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive – 39.07 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Tentative Parcel Map proposes a Schedule H subdivision of 39.07 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres. – APN: 470-180-012.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 23, 2009**. 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 **Jeff Horn**, Project Planner, at (951) 955-4641 or email at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

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

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

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

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

**LAND DEVELOPMENT COMMITTEE**  
**2nd CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: April 22, 2010

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe  
P.D. Archaeology Section-L. Mouriquand

**TENTATIVE PARCEL MAP NO. 36199, AMENDED NO. 1 – EA42183 – Applicant:** Daniel/Carolyn Struab – Engineer/Representative: Cozad & Fox Inc - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive – 39.07 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Parcel Map proposes a Schedule H subdivision of 39.07 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres. – APN: 470-180-012.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 27, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner at **(951) 955-4641**, or e-mail at **JHORN@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

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

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

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

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

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



Riverside County  
**Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

July 8, 2009

Jeff Horn, Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Tentative Parcel Map No. 36199 – Schedule H Subdivision**  
**Proposal: Divide 39.07 acres into four (4) residential parcels with a minimum lot size of 10 acres**  
**APN: 470-180-012**

Dear Mr. Horn:

The Riverside County Waste Management Department has reviewed the proposed project located northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive, in the Rancho California Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

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

Sincerely,

Mirtha Liedl, Planner

PD 79516

RIVERSIDE COUNTY

STANLEY SNIFF  
CORONER-PUBLIC ADMINISTRATOR



*Sheriff*  
CORONER-PUBLIC ADMINISTRATOR

SOUTHWEST COUNTY STATION • (951) 696-3000 • FAX (951) 696-3010  
P.O. BOX 892050 • TEMECULA, CALIFORNIA 92589-2050

July 6, 2009

To: Riverside County Planning Department  
Attn: Jeff Horn, Project Planner  
P.O. Box 1409  
Riverside, Ca. 92502-1409

RE: Tentative Parcel Map NO. 36199 - EA42183 – **REQUEST:** The Tentative Parcel Map proposes a Schedule H subdivision of 39.07 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres. – APN: 470-180-012.

Dear Mr. Horn;

Reference your letter of June 26, 2009, in regards to subdivide 39.07 acres into four residential parcels. Presently the location of the property is under the jurisdiction of the Riverside County Sheriff's Department.

At this time the Riverside County Sheriff's Department does not have any objections to the request, as long as it conforms with existing local, county, and state regulations. This department reserves the right to review and comment on any future development which may occur on this property.

Any questions regarding this matter should be directed to the Riverside County Sheriff's Office at the Southwest Sheriff station at (951) 696-3000.

Sincerely,

STANLEY SNIFF SHERIFF

A handwritten signature in black ink, appearing to read "Michael Judge".

Michael Judge, Lieutenant  
Southwest Sheriff Station

MJ/dlt



## PECHANGA CULTURAL RESOURCES

*Temecula Band of Luiseño Mission Indians*

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

March 2, 2010

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Jim McPherson

### VIA E-MAIL and USPS

Mr. Jeff Horn  
Project Planner  
Riverside County TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

**Re: Pechanga Tribe Comments on Parcel Map 36199, Assessors Parcel Number 470-180-012, Riverside County**

Dear Mr. Horn:

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 that 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 Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County consult with the Tribe in order to guarantee an adequate knowledge base to appropriately evaluate the Project effects, as well as generate 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 other 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, few have excluded this portion of unincorporated Riverside County, the community of Sage, from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; 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 most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

---

<sup>1</sup> 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.

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

Luisefño history originates with the creation of all things at *'éxva Teméeku*, the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luisefño territory). It was at Temecula that the first human-*Wuyóot*, lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. At this time, the people spread out from Temecula, establishing villages and marking their territories. The first people eventually became the mountains, plants, animals and heavenly bodies. It is the Luisefño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luisefño Mission Indians (the Pechanga Tribe).

Many traditions and stories are passed from generation to generation by songs. One of the Luisefño 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 *Monivól*, are songs of the places and landmarks that were destinations of the Luisefño ancestors, several of which are located near the Project area. 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 Project area is located within the south eastern portion of this culturally affiliated territory. 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 Luisefño 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-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. The San Luis Rey 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 Luisefño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luisefño 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, are cupules. Throughout Luisefño 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).

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, Wolf Creek, Temecula Regional Hospital, Temecula Civic Center, 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 its jurisdiction.

### **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 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.

To date, the Tribe has not received any environmental documentation for the Project. This Project is located in a highly sensitive region of Luiseño territory. While the Tribe has not participated in the Project's cultural resources survey, if any has been completed, we are aware that cultural resources were newly recorded on a current County of Riverside Project PM 35887 which is located slightly more than ½ mile to the southeast of the proposed Project. Additionally, the Tribe was able to participate on the archaeological survey for the current Riverside County Project PM 33581, located less than ½ mile to the east, in which cultural resources were also identified. There are also two known sites located between PM 35887 and

PM 36199 (this Project) as well as at least eight additional sites within a ½ mile of both parcels. The Tribe believes that these are all related and could possibly comprise a portion of a larger habitation area or even a village.

Based upon the known cultural sites as described above, the possibility for recovering cultural resources during ground-disturbing activities is high. 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.

The Tribe requests that it be involved in 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 Pechanga tribal monitors be present during all ground-disturbing activities conducted in connection with the Project, including any additional archaeological excavations.

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 assure 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 a Mitigated Negative Declaration (MND) 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 suggested mitigation to specifically address impacts to any sites or resources found during the archaeological 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 an 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; 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 resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County for decision. The County 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 religious beliefs, customs, and practices of the appropriate Tribe.

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

## Memorandum

**DATE:** March 26, 2012  
**TO:** Planning Director  
**FROM:** Planning Department Staff  
**RE:** March 26, 2012 Planning Director's Hearing Agenda Item No. 2.2 (Tentative Parcel Map No. 36199)

**Please see the attached:**

- 1.) Letter/photos received March 12, 2012 from Norbert Dean Etal, in opposition to the project and discussing Road Improvement issues
- 2.) Letter dated March 15, 2012 from Pete de Lellis, discussing Road Improvement issues.
- 3.) Response to items 1 and 2 from Transportation Dept. dated March 22, 2012,
- 4.) Email dated March 20, 2012 from Environmental Habitats League regarding a recommendation to cluster lots/development.
- 5.) Letter dated March 21, 2012 from Tracy A. Willette, in opposition to the project and discussing not enough information posted and Habitat concerns.

Y:\Planning Case Files-Riverside office\PM36199\DH-PC-BOS Hearings\DH. Memo.PM36199.docx

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

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

REFERENCE: Notice of Public Hearing mailed to:  
ASMT: 470180030 APN: 470180030  
Norbert Dean, ETAL  
40333 Shadowfax Trail  
Sage, CA 92544  
951-767-0449

RECEIVED  
MAR 12 2012

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

TENTATIVE PARCEL MAP NO.36199

APPLICANT: Daniel & Carolyn Straub

REQUEST: Subdivide approximately 40 acres into four [4] residential parcels with minimum lot size of 10 gross acres.

I/Norbert Dean, Etal request this application to subdivide be **DENIED** on the following basis:

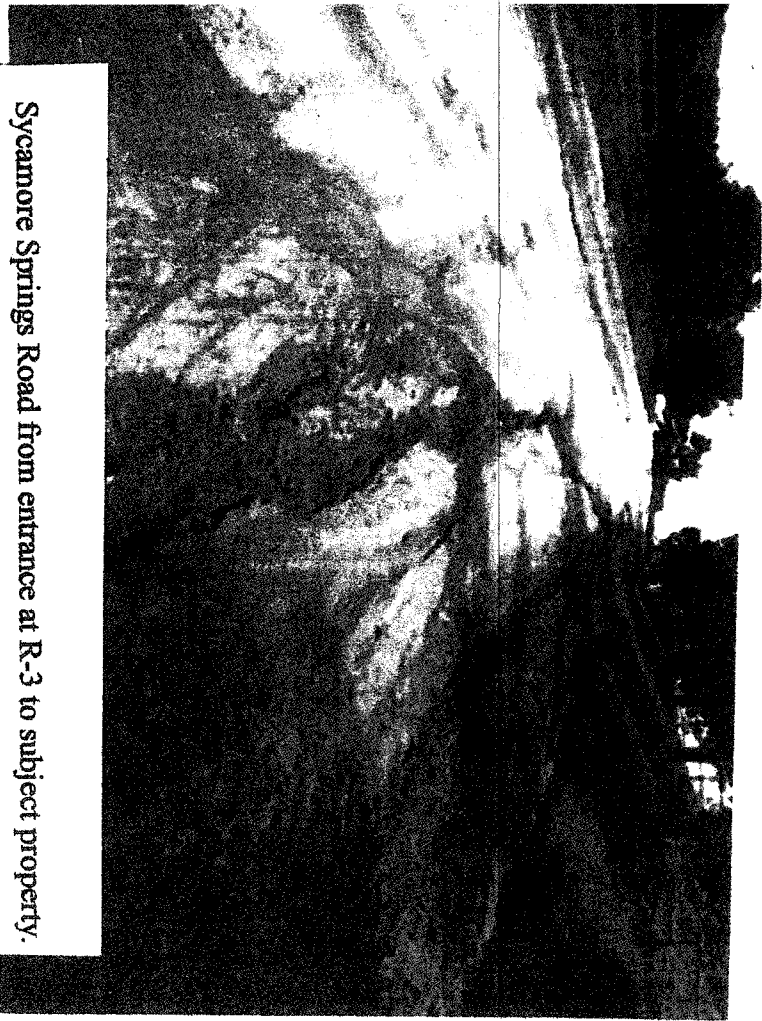
1. The dirt roads leading to the property from the East, R-3 at Sycamore Springs Road, Shadowfax Trail, to Cameron, will not handle additional traffic especially construction vehicles due to substandard engineering and lack of maintenance. These roads were planned and graded by the APPLICANTS and in any inclement weather are very dangerous. The roads were never engineered to Riverside County standards. [Photos attached].
2. The subject property was recently purchased by APPLICANT from RCHCA whose agency did not follow the rules and regulations on the sale of conservation property [records on file]. The APPLICANTS purchased the property grossly below true market value using a BUYERS/APPLICANTS appraisal. The County Appraisers office requires comparable sales to be in an immediate area plus the time frame for a sale within three months. The APPLICANTS appraisal used comparable sales from distances of 20 miles with sales that closed escrow two years previously and did not take into consideration that utilities were at the subject property and installed by the APPLICANT. The subject property was never posted nor Public Hearing notices sent to adjoining properties for competitive bids. Consequently the APPLICANTS were given unbelievable favorable treatment.
3. The APPLICANTS financial return on this RCHCA mishandled investment could be ten [10] fold even in the current market conditions. This is premium property with unparalleled views of Lake Skinner, Temecula Valley wine country, and on a clear day the ocean.

THEREFORE, I ask that NO FAVORITISM be shown the APPLICANTS and that prior to any request being granted to subdivide the APPLICANTS be required to properly engineer and pave the roads noted in Item 1 above according to Riverside County standards at their expense.

Photo's [attached] of Cameron, Shadowfax Trail, and Sycamore Springs Road show damage following a very light rain 7/100" on the night of February 27<sup>th</sup>. Normal yearly rainfall is 12" however in the year 2010 the measured rainfall was 24.5".

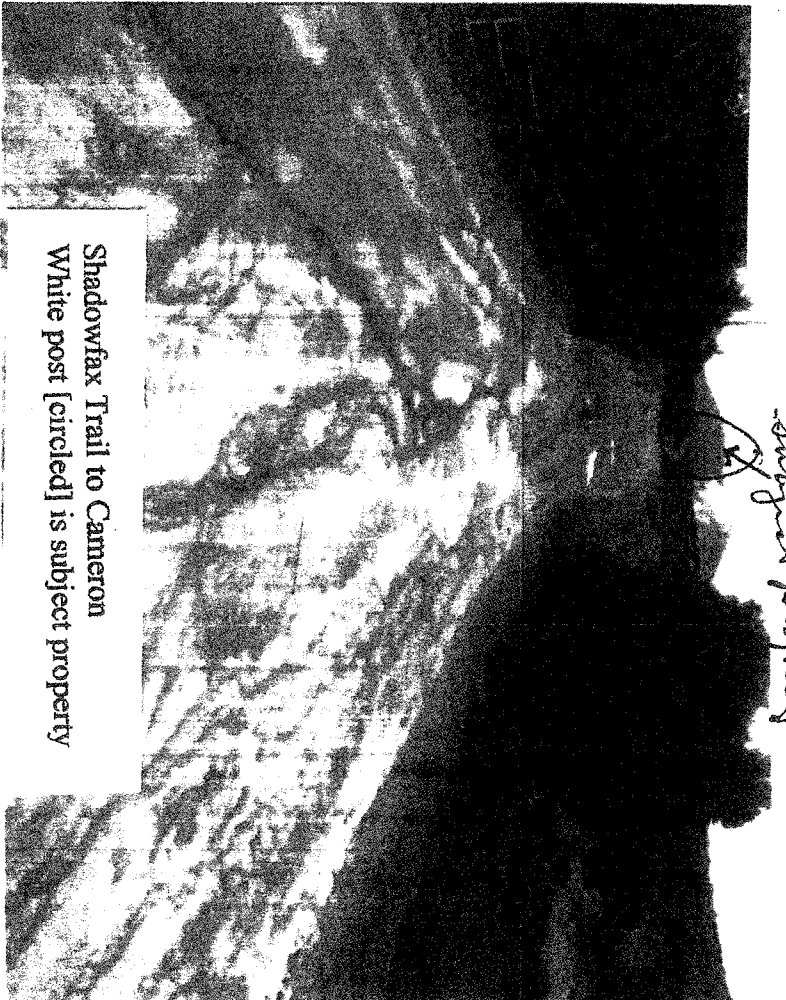
In addition: The subject property has not been posted as required by County Ordinance as of this writing.

Photo's taken following rain of 7/100" on the night of February 27, 2012..



Sycamore Springs Road from entrance at R-3 to subject property.

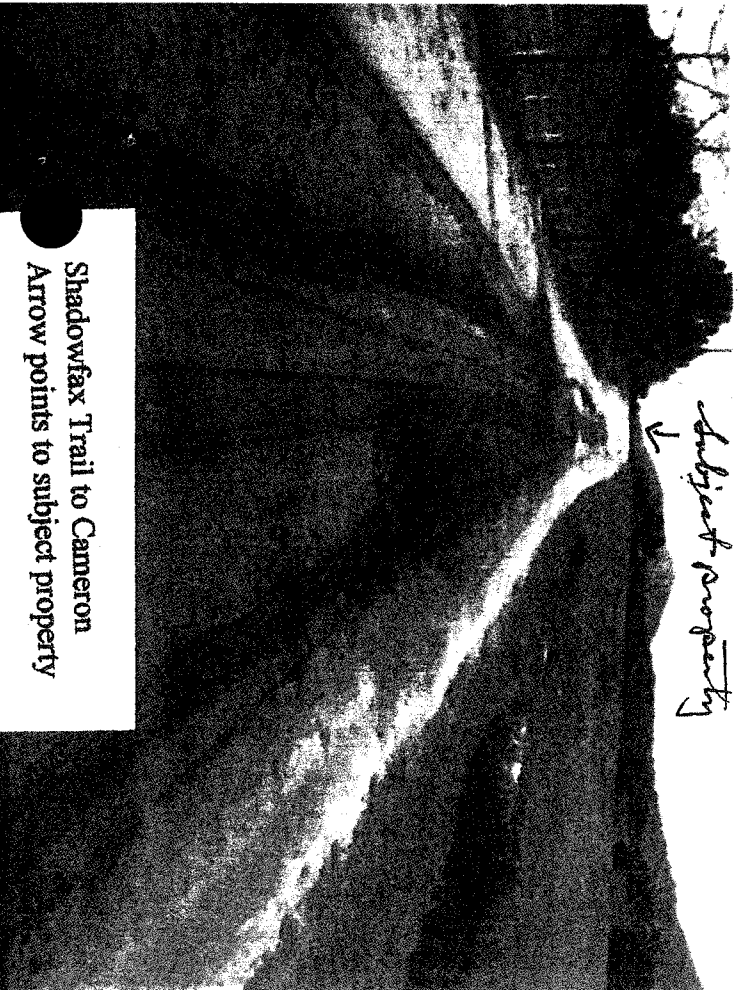
*subject property*  
↓



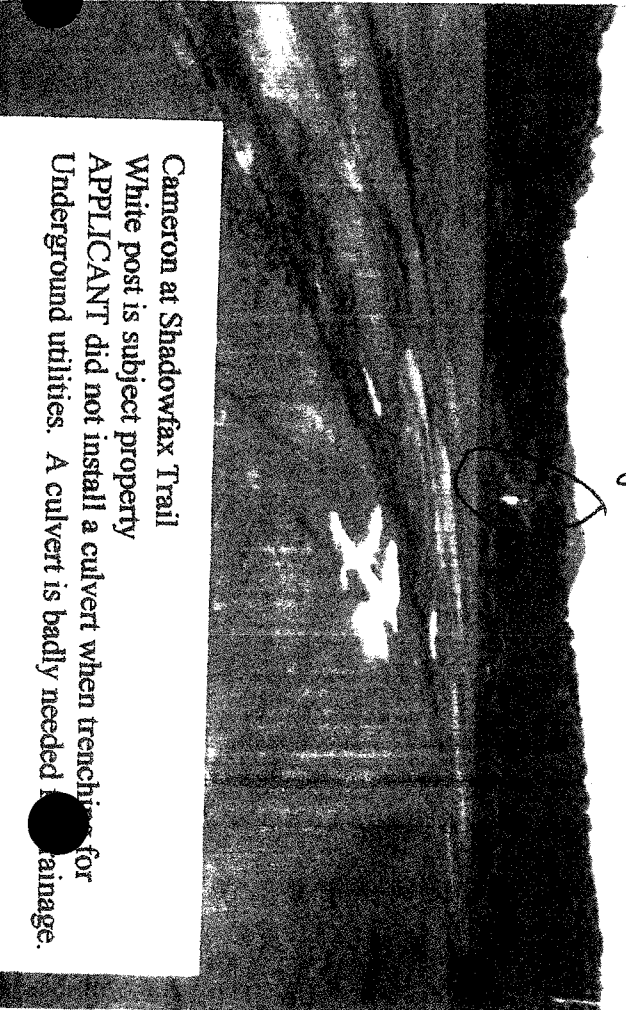
*subject property*

Shadowfax Trail to Cameron  
White post [circled] is subject property

*white post  
subject property*



Shadowfax Trail to Cameron  
Arrow points to subject property



Cameron at Shadowfax Trail  
White post is subject property  
APPLICANT did not install a culvert when trenching for  
Underground utilities. A culvert is badly needed for drainage.

PM 3/21/12

ADMINISTRATION  
RIVERSIDE COUNTY

RECEIVED  
MAR 21 2012

de Lellis Residence  
34361 Cameron Drive  
Sage CA 92544  
(951) 767-1808

March 15, 2012

1203001

RIVERSIDE COUNTY PLANNING DEPT.  
Ninth Floor  
PO BOX 1409  
RIVERSIDE CA 92502-1409

REF: RIVERSIDE CTY SUBDIVISON ORDINANCE # 460

ATTN: ADRIENNE ROSSI

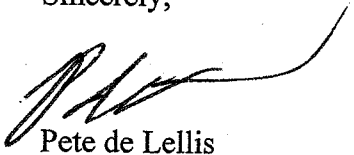
The sub-dividing into four residential parcels is not the problem. We are very concerned with the ROADS. No one is currently maintaining the roads from the Straub property Northwesterly and then Westerly down Sycamore Spring Road to Shadow fax going West.

There should be a condition written into this ordinance that the requested sub-divider or developer keep and maintain useable roads leading up and into the requested sub-divided area. Currently the roads East of the Straub property are well maintained.

When we have rain fall the road becomes dangerously slippery and very muddy in this noted area. This last rain storm made the corner of Shadow fax and Carmon unusable. We saw two vehicles stuck in the turn due to mud making the pass close to impossible to navigate.

More traffic from this sub-diving would make it even more hazard.

Sincerely,



Pete de Lellis



Rossi, Adrienne

DM36199

**From:** Tsang, Kevin  
**Sent:** Thursday, March 22, 2012 7:39 AM  
**To:** Rossi, Adrienne  
**Cc:** Khorashadi, Farah  
**Subject:** RE: E-mail message from las02ep1m

Hello Adrienne,

The map has been reviewed and conditioned in accordance with Ordinance 460 Section 10.13 (Schedule "H" Parcel Map Division). Under sub-section A2, no street improvements are required for parcels not less than 5 acres in gross area.

Thanks

-----Original Message-----

**From:** Rossi, Adrienne  
**Sent:** Wednesday, March 14, 2012 10:17 AM  
**To:** Tsang, Kevin  
**Subject:** FW: E-mail message from las02ep1m

Kevin,

This is a letter from a neighbor regarding a project going to DH on March 26. The project is PM36199.

Please read the letter and provide a written comment since this letter is addressing road issues, so I can submit with a memo at DH.

Also if you need to add, delete or modify any of Trans Conditions and you do so, please let me know.

Thank you,

Adrienne Rossi  
Urban Regional Planner  
(951) 955-6925-Desk  
(951) 955-1811-FAX  
4080 Lemon Street 12th Floor  
Riverside CA 92501

**Rossi, Adrienne**

---

**From:** Dan Silver [dsilverla@me.com]  
**Sent:** Tuesday, March 20, 2012 4:18 PM  
**To:** Neal, Greg  
**Cc:** Mares, David; Rossi, Adrienne  
**Subject:** Re: Tentative Parcel Map No. 36199 - 3/26/12 Director's Hearing agenda item 2.2

Appreciated as always, Greg. EHL would nevertheless recommend clustering for reasons of fire safety/improved defensibility, habitat fragmentation, less vegetation removal for fire clearance purposes, etc.

Respectfully,  
Dan

On Mar 20, 2012, at 4:00 PM, Neal, Greg wrote:

Hi Dan,

This property is in an area where no surveys were required under the MSHCP. A County Biologist also visited the site and no riverine/riparian features exist on site, or any other MSHCP biological resources. This site is relatively undisturbed, but no resources exist that would warrant a need or desire to cluster. With a minimum of 10 acre lot sizes, the driveways and pads were proposed for reasonable areas of the proposed parcels. Hopefully this helps answer your questions.

Gregory Neal  
Deputy Director  
Planning Department

**From:** Dan Silver [mailto:dsilverla@me.com]  
**Sent:** Tuesday, March 20, 2012 2:35 PM  
**To:** Mares, David  
**Cc:** Neal, Greg; Rossi, Adrienne  
**Subject:** Re: Tentative Parcel Map No. 36199 - 3/26/12 Director's Hearing agenda item 2.2

Thank you, David.

Is there a reason that the Initial Study did not address any need for Special Surveys under the MSHCP? As you know, these are sometimes required outside of Criteria Cells.

Also, was "clustering employed" or is it is "checkerboard" subdivision? The Land Use Element of the General Plan encourages the planning tool of clustering to protect open space, farmland, natural resources, etc. If not employed, why not?

It would help if I knew the existing conditions on the site, e.g., vegetation, disturbance, etc.

Thanks  
Dan

On Mar 20, 2012, at 12:00 PM, Mares, David wrote:

I apologize but the Environmental Assessment for this project was inadvertently left out of the staff report package. I'm attaching a copy for your review. As you'll see the project site is not located within a WRCMSHCP cell, but nearly abuts cells #5497 & 5469. Because of that fact, no HANS has been prepared for the subject property.

Please contact me if you should have any further questions.

David Mares  
Principal Planner

Riverside County Planning Department  
County Administrative Center  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

951 955-9076  
951 955-1811 - Fax

<EA42183- Environmental Assessment.docx>

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

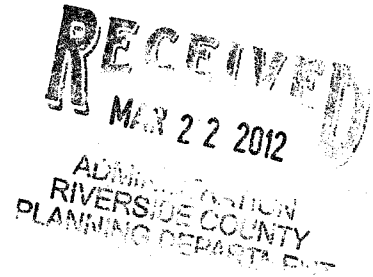
213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

March 21, 2012

Attn: Adrienne Rossi  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



Re: Intent to Adopt a Mitigated Negative Declaration  
Tentative Parcel Map No. 36199

I, Tracy A. Willette, having received Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration, believe that this project would clearly have a significant adverse and irreversible effect, immediately and in the future, on the existing community and the surrounding habitat and therefore request that environmental impact studies be obtained and published prior to the adoption of the applicant's request and the County approval of a Mitigated Negative Declaration. I am opposed to this plan.

The received notice clearly states that "THIS MAY EFFECT YOUR PROPERTY" on the exterior envelope, however, no information regarding any submitted studies or published impact reports addressing the possible and/or likely real and irreversible effects the adoption of the proposed Mitigated Negative Declaration would be incurred by the surrounding community, upon the natural resources and the wide variety of indigenous, and in some cases endangered, wildlife was mentioned, offered, or made available.

Furthermore, the web link for further information regarding this project provided in the Notice of Public Hearing ([http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_dh.html)) is invalid and unavailable and as such no further information was available on the county website as stated in the Notice. Therefore, I request a delay in the approval until such intended information is actually made available for a period of time via the county website.

Please note that the 2012 Planning Commission Agendas page of the Riverside County Planning Department's website has no reference to this hearing on the published agenda.

([http://www.rctlma.org/planning/content/hearings/pc/current\\_pc.html](http://www.rctlma.org/planning/content/hearings/pc/current_pc.html) )

It is my belief that the adoption of the proposed project and the Mitigated Negative Declaration will likely significantly effect in an adverse and irreversible manner the immediate and surrounding environment. Furthermore, the effect could cause a significant degradation of our ability to continue to enjoy the open space and wildlife, including many species listed in previous published and adopted Riverside County species and habitat protection plans.

Respectfully Submitted,  
Tracy A. Willette  
34690 Cameron Dr  
Hemet, CA 92544

March 21, 2012

**Sent via: REGISTERED MAIL RETURN RECEIPT REQUIRED**

Attn: Adrienne Rossi  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: Notice of Public Hearing mailed to:  
ASMT: 470180030 APN: 470180030  
Norbert Dean, ETAL  
40333 Shadowfax Trail  
Sage, CA 92544  
951-767-0449

**RECEIVED**  
MAR 27 2012

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

APPLICANT: Daniel & Carolyn Straub

RE: Intent to Adopt a Mitigated Negative Declaration Tentative Parcel Map No. 36911

**Letter #2 from Norbert Dean with current photo's regarding the above issue.**

In my original letter to you requesting this application to subdivide be **DENIED**  
I enclosed photos of the immediate roads leading to the subject property following a light rain of "7/100" on the night of February 27. Today I am enclosing photos taken on March 18, 2012 following 1.26" of rain that will show you rather extensive damage to the same roads. Please compare the photos with those I sent you previously. The roads have been somewhat smoothed out since the rain however they are flat without a crown and the next rain the roads will revert to deplorable conditions.

I am interested in knowing how large of a "Bond" the County would require the developer/applicant to post insuring all damage to the roads be repaired with a proper crown to County standards and reimbursement to homeowners for damages, and what measures would be required regarding dust control from construction traffic on the roads.

The developers of Sycamore Springs Ranch [Straub] tried unsuccessfully to arrange for a homeowners association several years ago and it was unanimously voted down due to the deplorable road conditions.

I again ask that the subdivision be **DENIED**

Cameron Road N of Shadowfax Trail  
Subject property 3/18/12



Shadowfax Trail at Cameron Road

subject property



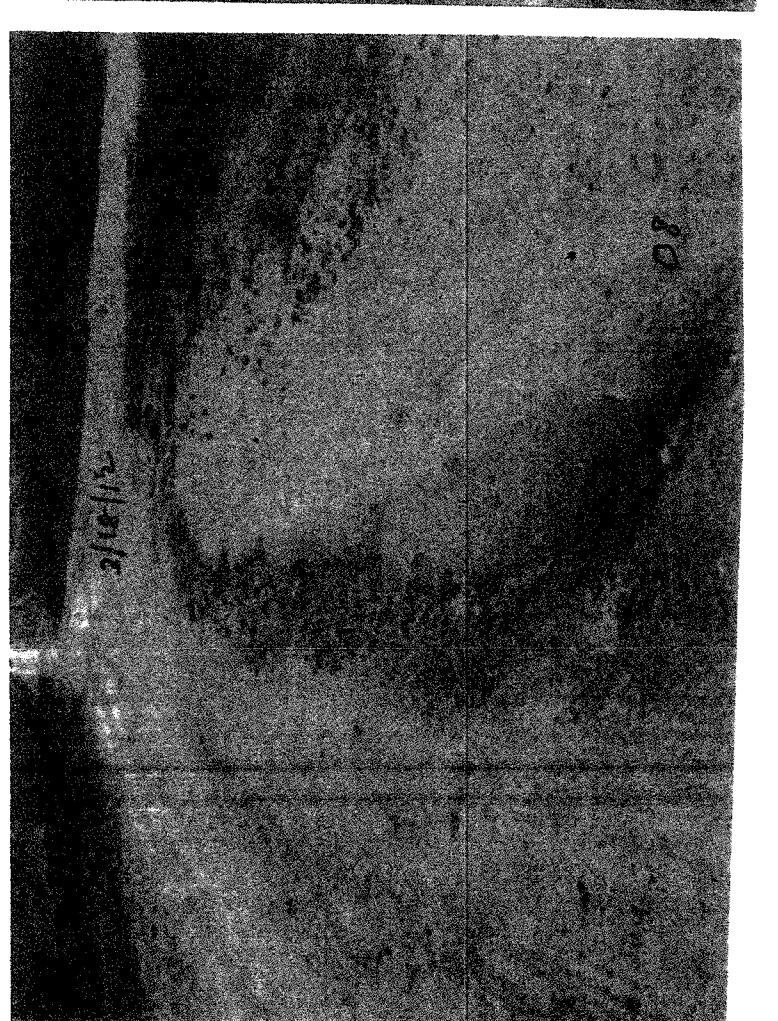
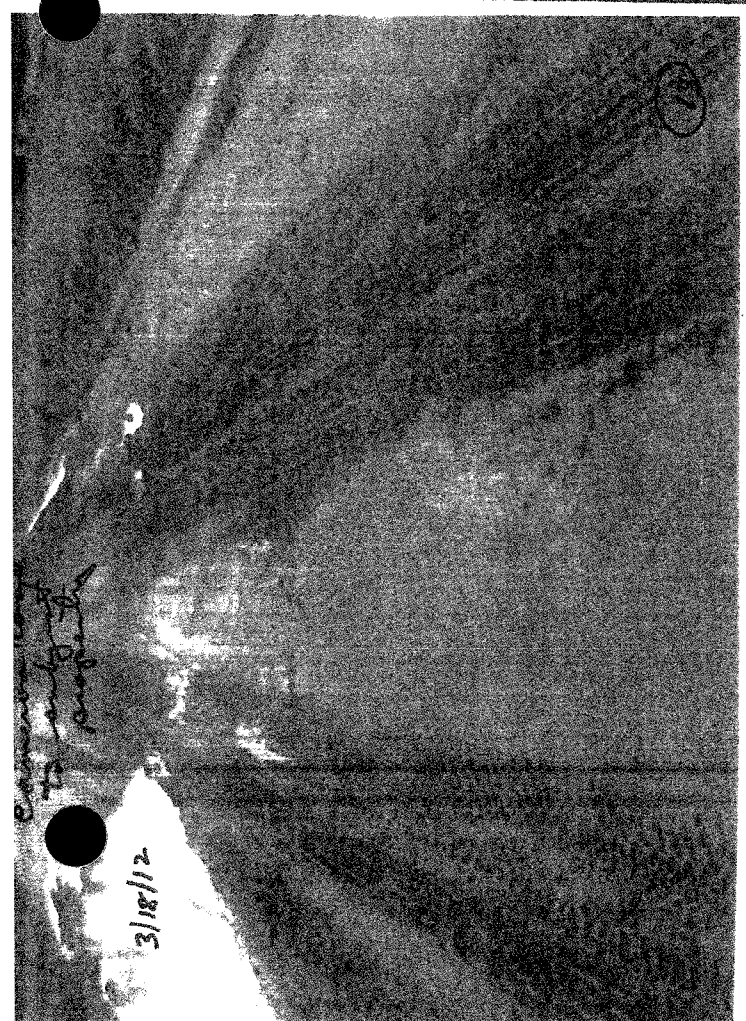
Shadowfax Trail  
... in front  
of subject property 3/18/12



↓ subject property 3/18/12



06



Riverside County Planning Dept.  
Attn; Adrienne Ross  
PO Box 1409  
Riverside, Ca 92502-1409

March 18,2012

Subject; Tentative Parcel Map No. 36199

**RECEIVED**  
MAR 26 2012

Dear Ms. Ross,

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

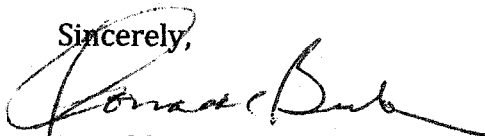
I received the notice of public hearing regarding the division of the above parcel. I was quite surprised that no mention was made that in order to split any properties, specifically in the back portion of Sycamore Springs Ranch, would require an additional road egress for fire safety of the residence.

I tried several years ago to split my property and was told that the Fire Marshal would not approve any splitting and building until that requirement was met. Now, suddenly, that seems to no longer be an issue. Costs of doing such splits have escalated since that time and I am really concerned how the county seems to suddenly make 180 degree changes at the "drop of a hat".

I understood from several neighbors that the applicant was planning to split and build four resident homes and was planning to build the additional road in order to get the approvals and it is now my understanding that since the county requirements for that road are so prohibitive that it was decided to scrap the road and build anyway.

So if this is the case, I have two questions. First, who is going to make up the difference in the increased cost to me a resident who just wants to split the property where he resides as opposed to a developer who plans to build four homes. Secondly, why require such rigid standards for a new secondary road when, the existing roads don't seem to have ever met county requirements anyway.

Sincerely,



RonaldC. Burke  
34575 Sycamore Springs Rd.  
Hemet, Ca 92544

Sent certified mail



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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

*CC005111*

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: MAP 36199 DATE SUBMITTED: 6-18-09

**APPLICATION INFORMATION**

*EA 42183 CFG 05539*

Applicant's Name: Daniel L. and Carolyn A. Straub E-Mail: \_\_\_\_\_

Mailing Address: 34860 Sycamore Springs Road  
\_\_\_\_\_  
Hemet, California 92544  
\_\_\_\_\_  
*City State ZIP*

Daytime Phone No: ( 951 ) 767-1568 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative's Name: Cozad & Fox, Inc. E-Mail: kbcozad@kbcozad.com

Mailing Address: 151 S. Girard Street  
\_\_\_\_\_  
Hemet California 92544  
\_\_\_\_\_  
*City State ZIP*

Daytime Phone No: ( 951 ) 652-4454 Fax No: ( 951 ) 766-8942

Property Owner's Name: Daniel Straub E-Mail: \_\_\_\_\_

Mailing Address: 34860 Sycamore Springs Road  
\_\_\_\_\_  
Hemet California 92544  
\_\_\_\_\_  
*City State ZIP*

Daytime Phone No: ( 951 ) 767-1568 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**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.

Daniel L. Straub DANIEL L. STRAUB Daniel L. Straub  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Daniel L. Straub Daniel L. Straub  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Carolyn A. Straub Carolyn A. Straub  
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): 470-180-012

Section: 26 Township: 6S Range: 1W

Approximate Gross Acreage: 39.07

General location (cross streets, etc.): North of Reseda Springs Rd, South of Coral Canyon Way, East of Stage Road, West of Cameron Drive.

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2008, pg. 901, C-4

**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):

Tentative Parcel Map creating 4 Parcels - Schedule H

Related cases filed in conjunction with this request:

Building Permit BHR080043

Grading restoration assessment applied on 02/13/08 and issued 1/5/09

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

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

E.A. No. (if known) N/A E.I.R. No. (if applicable): \_\_\_\_\_

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

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

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) Over 5 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) Over 5 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: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Check answer:

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) Daniel L. Straub      Date 12 May 09  
Owner/Representative (2) Carolina Straub      Date 12 May 09

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	PM 36199
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description</b>	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

July 27, 2009

James and Sandra Moore  
40250 Reseda Springs Road  
Hemet, CA 92544  
APN:470-230-020

Subject: Property requiring off-site improvements

To Dr. Moore,

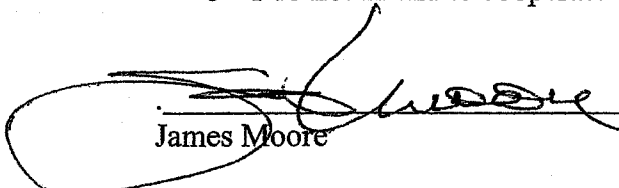
Parcel Map 36199 is being proposed in the general vicinity of property that you own. In more particular terms, this project is located just west of Cameron Drive and north of your property. The project proposes to divide 40 acres into four parcels.

As a result of this proposed project, the following property that you own (APN 470-230-001) may need to provide right-of-way for the construction of access roads. This access is shown on PM 36200.

This project will provide secondary access for your property when completed. Please indicate if you intend to cooperate or not below, sign and date this letter and return to Dan Straub in the postage paid envelope included with this letter.

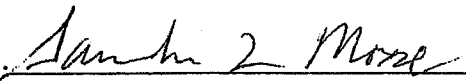
I intend to cooperate with the developers of both PM36199 and PM 36200, and am willing to provide right-of-way.

I do not intend to cooperate with the developer of the property.

  
James Moore

Date

8/4/09

  
Sandra Moore

Date

8/4/09

July 27, 2009

David and Bonnie Anderson  
40460 Reseda Springs Road  
Hemet, CA 92544  
APN:470-230-021

Subject: Property requiring off-site improvements



To David and Bonnie Anderson,

Parcel Map 36199 and 36200 is being proposed in the general vicinity of property that you own. In more particular terms, these projects are located just west of Cameron Drive between Shadowfax Trail and Reseda Springs Road. The two projects proposed to divide 40 and 80 acres respectively into four parcels each.

As a result of these proposed projects, the following property that you own (APN 470-230-021) may need to provide right-of-way for the construction of access roads. Included with this letter is Exhibit "A" which describes the northerly 30 feet of Reseda Springs Road which is a portion of your property that may be required for right-of-way.

These projects will provide secondary access for your property when completed. Please indicate if you intend to cooperate or not below, sign and date this letter and return to Dan Straub in the postage paid envelope included with this letter.

- I intend to cooperate with the developers of both PM36199 and PM 36200, and am willing to provide right-of-way.
- I do not intend to cooperate with the developer of the property.

	<u>8/9/09</u>
David Anderson	Date
	<u>8-9-09</u>
Bonnie Anderson	Date

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/16/2012.

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

APN (s) or case numbers Pm 36199 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

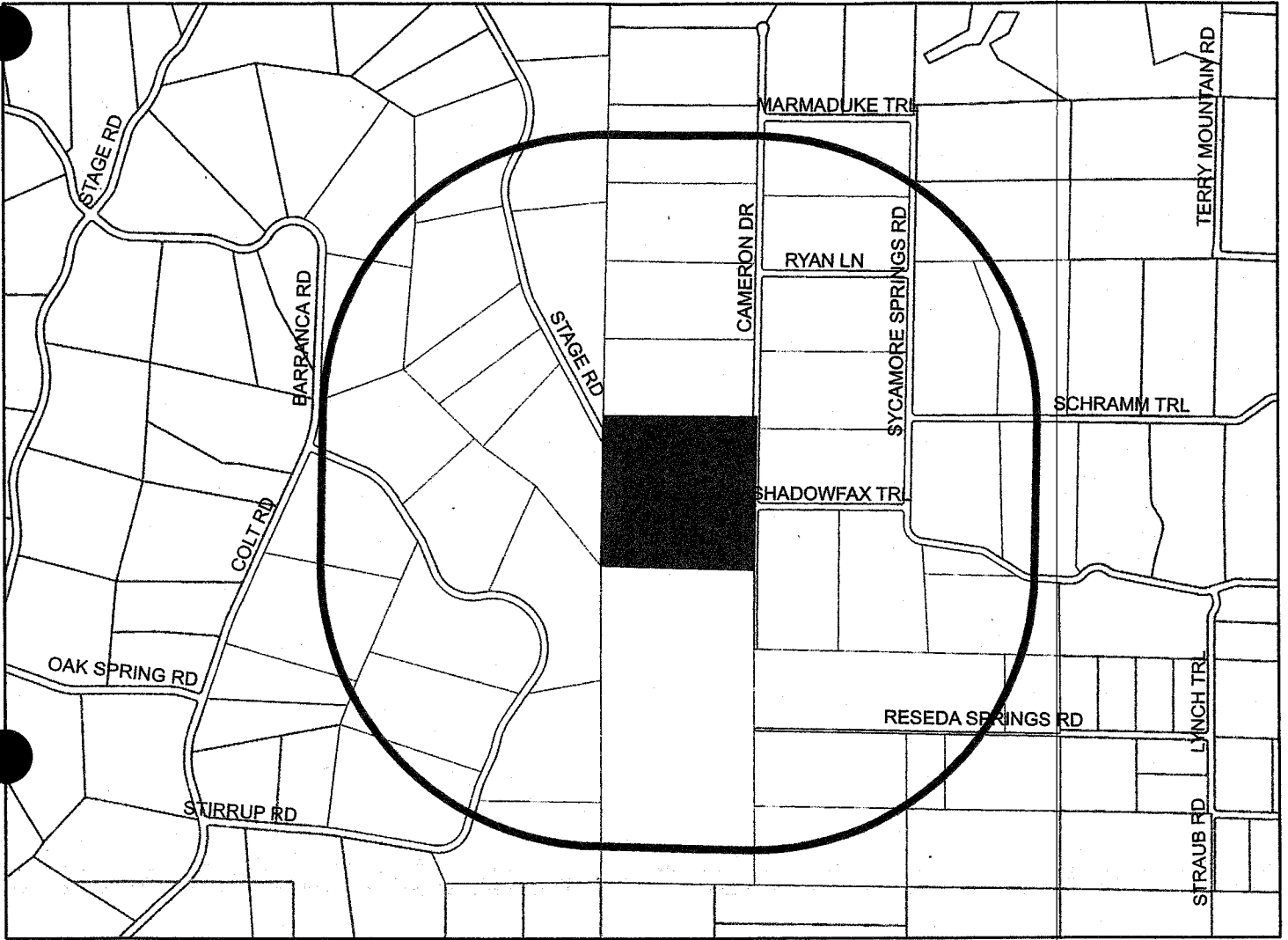
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PM36199 (2400 feet buffer)**



**Selected Parcels**

470-310-013	470-180-050	470-310-020	470-310-022	470-180-051	470-360-022	470-180-012	470-180-021	470-180-034	470-180-043
470-300-039	470-230-021	470-230-022	470-180-032	470-180-039	470-310-018	470-310-016	470-360-027	470-230-001	470-180-029
470-180-026	470-310-017	470-180-030	470-180-048	470-230-005	470-310-021	470-310-015	470-230-012	470-180-020	470-310-014
470-180-022	470-360-020	470-180-025	470-360-021	470-310-024	470-230-020	470-310-026	470-180-019	470-310-025	470-360-019
470-180-046	470-180-027	470-360-026	470-180-028	470-310-019	470-230-023				



1,300 650 0 1,300 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: 470180012, APN: 470180012  
CAROLYN STRAUB, ETAL  
34806 SYCAMORE SPRINGS RD  
HEMET CA 92544

ASMT: 470180027, APN: 470180027  
MARY BURKE, ETAL  
34575 SYCAMORE SPRINGS RD  
HEMET, CA. 92544

ASMT: 470180019, APN: 470180019  
KANITA DELELLIS, ETAL  
2155 W 235TH PL  
TORRANCE CA 90501

ASMT: 470180028, APN: 470180028  
ARTA LOZENICINS, ETAL  
34690 CAMERON DR  
HEMET CA 92544

ASMT: 470180020, APN: 470180020  
MARCIA SANTOS  
7855 WESTPARK DR  
RIVERSIDE CA 92506

ASMT: 470180029, APN: 470180029  
JOAN L MCSWEENEY INC  
1749 S STATE ST  
HEMET CA 92543

ASMT: 470180021, APN: 470180021  
CAROLYN STRAUB, ETAL  
34560 SYCAMORE SPRINGS RD  
HEMET CA 92544

ASMT: 470180030, APN: 470180030  
NORBERT DEAN, ETAL  
40333 SHADOWFAX TR  
HEMET, CA. 92544

ASMT: 470180022, APN: 470180022  
MIMI MONACO  
24945 STONEGATE LN  
LAGUNA NIGUEL CA 92677

ASMT: 470180039, APN: 470180039  
TERI RICHARDS, ETAL  
6 DAPPLEGRAY LN  
RLLNG HLS EST CA 90274

ASMT: 470180025, APN: 470180025  
NIKKI KEMP  
43980 MAHLON VAIL CIR  
TEMECULA CA 92592

ASMT: 470180043, APN: 470180043  
CAROLYN STRAUB, ETAL  
34860 SYCAMORE SPRINGS RD  
HEMET, CA. 92544

ASMT: 470180026, APN: 470180026  
MARY NEGRETE, ETAL  
24523 MARINE AVE  
CARSON CA 90745

ASMT: 470180046, APN: 470180046  
ROBIN PERDOMO  
34480 SYCAMORE SPRINGS RD  
HEMET CA 92544

ASMT: 470180050, APN: 470180050  
MATTY GARCIA, ETAL  
18315 WATSON WAY  
YORBA LINDA CA 92886

ASMT: 470230022, APN: 470230022  
DEBORA SIGLER  
40585 RESEDA SPRINGS RD  
HEMET, CA. 92544

ASMT: 470180051, APN: 470180051  
CHARLOTTE POLLOCK, ETAL  
C/O CHARLOTTE POLLOCK  
41075 MARK TRL  
HEMET CA 92544

ASMT: 470230023, APN: 470230023  
VIRGINIA HOPKINS  
40425 RESEDA SPRINGS RD  
HEMET, CA. 92544

ASMT: 470230001, APN: 470230001  
SANDRA MOORE, ETAL  
6801 CIRCLE VIEW DR  
NEW HOPE PA 18938

ASMT: 470300039, APN: 470300039  
RONDA BERNA, ETAL  
37233 FLORAL CREEK CIR  
MURRIETA CA 92562

ASMT: 470230005, APN: 470230005  
TAMARA SANDON, ETAL  
39450 BELLA VISTA RD  
TEMECULA CA 92592

ASMT: 470310013, APN: 470310013  
REGINA CALOGERO, ETAL  
39755 COLT RD  
TEMECULA, CA. 92592

ASMT: 470230012, APN: 470230012  
LIVE OAKS RANCH LTD  
C/O JOE MOORE  
1633 IRIS AVE  
TORRANCE CA 90503

ASMT: 470310014, APN: 470310014  
JANET HOGE, ETAL  
39805 COLT RD  
TEMECULA, CA. 92592

ASMT: 470230020, APN: 470230020  
PATRICIA KRAMER  
302 ALVARADO ST  
REDLANDS CA 92373

ASMT: 470310015, APN: 470310015  
RUTH BEGLIN, ETAL  
P O BOX 358  
FALLBROOK CA 92088

ASMT: 470230021, APN: 470230021  
BONNIE ANDERSON, ETAL  
40460 RESEDA SPRINGS RD  
HEMET, CA. 92544

ASMT: 470310016, APN: 470310016  
YOLANDA VARGAS, ETAL  
221 THORNBERG DR  
TALLAHASSEE FL 32312

ASMT: 470310017, APN: 470310017  
LELINDA CABIGAS, ETAL  
1575 DEL MAR AVE  
SAN MARINO CA 91108

ASMT: 470310025, APN: 470310025  
RAVAZ TRUST  
3532 CENTRAL AVE  
RIVERSIDE CA 92506

ASMT: 470310018, APN: 470310018  
EILEEN KESWICK  
39890 STIRRUP RD  
TEMECULA, CA. 92592

ASMT: 470310026, APN: 470310026  
PAUL JURNEY  
3847 MOUNT RUBIDOUX DR  
RIVERSIDE CA 92501

ASMT: 470310019, APN: 470310019  
MEEI YUH JENG, ETAL  
21625 ABEDUL  
MISSION VIEJO CA 92691

ASMT: 470360019, APN: 470360019  
ELAINE ZAX, ETAL  
27251 CALLE ANEJO  
CAPISTRANO BEACH CA 92624

ASMT: 470310020, APN: 470310020  
BENEFICIAL FINANCIAL I INC  
C/O REO DEPT  
931 CORPORATE CENTER DR  
POMONA CA 91768

ASMT: 470360020, APN: 470360020  
RANEE KAEWKATAKASIRI, ETAL  
C/O NEIL A NILCHIAN  
P O BOX 1173  
RIVERSIDE CA 92502

ASMT: 470310021, APN: 470310021  
SALLY GRIFFIN, ETAL  
34950 STIRRUP RD  
TEMECULA, CA. 92592

ASMT: 470360021, APN: 470360021  
OAK KNOLL MEADOWS FARMS INC  
2315 OREGON RD  
VERSAILLES KY 40383

ASMT: 470310022, APN: 470310022  
CARYL IVAR  
34780 STIRRUP RD  
TEMECULA CA 92592

ASMT: 470360022, APN: 470360022  
SHENG SHUNG PONG, ETAL  
24359 NOBE ST  
CORONA CA 92883

ASMT: 470310024, APN: 470310024  
OTIS HOWARD  
26793 MADISON AVE NO 107  
MURRIETA CA 92562

ASMT: 470360026, APN: 470360026  
BARBARA MCCLURE, ETAL  
34490 BARRANCA RD  
TEMECULA, CA. 92592



ASMT: 470360027, APN: 470360027  
GARY WILLIAMS  
34500 BARRANCA RD  
TEMECULA, CA. 92592



PM 36199

2/16/12

applicant  
Straub Daniel & Carolyn  
34860 Sycamore Springs Rd.  
Hemet, CA 92544

engineer  
Cozad & Fox inc  
151 S Girard Street  
Hemet, CA 92544

applicant  
Straub Daniel & Carolyn  
34860 Sycamore Springs Rd.  
Hemet, CA 92544

engineer  
Cozad & Fox inc  
151 S Girard Street  
Hemet, CA 92544

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

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

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

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

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

Soboba Band of Luiseno Indians  
Attn: Joseph Ontiveros, Cultural  
Resources Manager  
P.O. Box 487  
San Jacinto, CA 92581

Luebben Johnson & Barnhouse LLP  
Attn: Richard C. Wade, Paralegal  
7424 4<sup>th</sup> Street NW  
Los Ranchos de Albuquerque, NM  
87107

FFR 21 2012

LARRY W. WARD, CLERK  
By *B. Reese* B. Reese  
Deputy

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460 before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36199** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Daniel/Carolyn Straub – Engineer/Representative: Cozad & Fox Inc - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive – 39.07 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Tentative Parcel Map is a Schedule "H" subdivision of 40.08 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres. (Quasi-judicial)

TIME OF HEARING: **1:30 p.m.** or as soon as possible thereafter.  
**March 26, 2012**  
Riverside County Administrative Center  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact Project Planner, Adrienne Rossi, at 951-955-6925 or email [arossi@rctlma.org](mailto:arossi@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_dh.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 Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

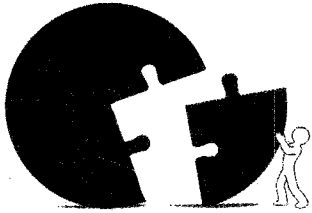
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Adrienne Rossi  
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY CLERK  
Neg. Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

FEB 21 2012

Removed: *4-3-12*  
By: *[Signature]* Dept.  
County of Riverside, State of California



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

EA42183, Tentative Parcel Map No. 36199

*Project Title/Case Numbers*

Adrienne Rossi

*County Contact Person*

951-955-6925

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Daniel and Carolyn Straub

*Project Applicant*

34860 Sycamore Springs, Hemet CA 92544

*Address*

Northerly of Reseda Springs, southerly of Coral Canyon Way, easterly of Stage Road, and westerly of Cameron Drive.

*Project Location*

Tentative Parcel Map No. 36199 is a Schedule "H" subdivision of 40.08 gross acres into four (4) residential parcels with a minimum size of ten (10) gross acres.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 26, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,101.50 + \$64.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

David News For Adrienne Rossi

*Signature*

Adrienne Rossi, Project Planner

*Title*

March 26, 2012

*Date*

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

DM/rj

Revised 05/17/2012

Y:\Planning Case Files-Riverside office\PM36199\DH-PC-BOS Hearings\NOD Form.docx

Please charge deposit fee case#: ZEA42183 ZCFG05539

**FOR COUNTY CLERK'S USE ONLY**



NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FFR 21 2012

LARRY W. WARD, CLERK

By *B. Reese* B. Reese Deputy

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460 before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36199 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Daniel/Carolyn Straub – Engineer/Representative: Cozad & Fox Inc - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Stirrup Road, easterly of Stage Road, southerly of Coral Canyon, and westerly of Cameron Drive – 39.07 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Tentative Parcel Map is a Schedule "H" subdivision of 40.08 gross acres into four (4) residential parcels with a minimum lot size of 10 gross acres. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
March 26, 2012  
Riverside County Administrative Center  
1st Floor, Conference Room 2A  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact Project Planner, Adrienne Rossi, at 951-955-6925 or email [arossi@rctlma.org](mailto:arossi@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_dh.html).

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Attn: Adrienne Rossi  
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY CLERK  
Neg. Declaration/Ntc Determination  
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FEB 21 2012

Removed: *4-3-12*

By: *[Signature]* Dept.  
County of Riverside, State of California



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/19/2012.

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

APN (s) or case numbers Pm 36199 For

Company or Individual's Name Planning Department.

Distance buffered 2000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

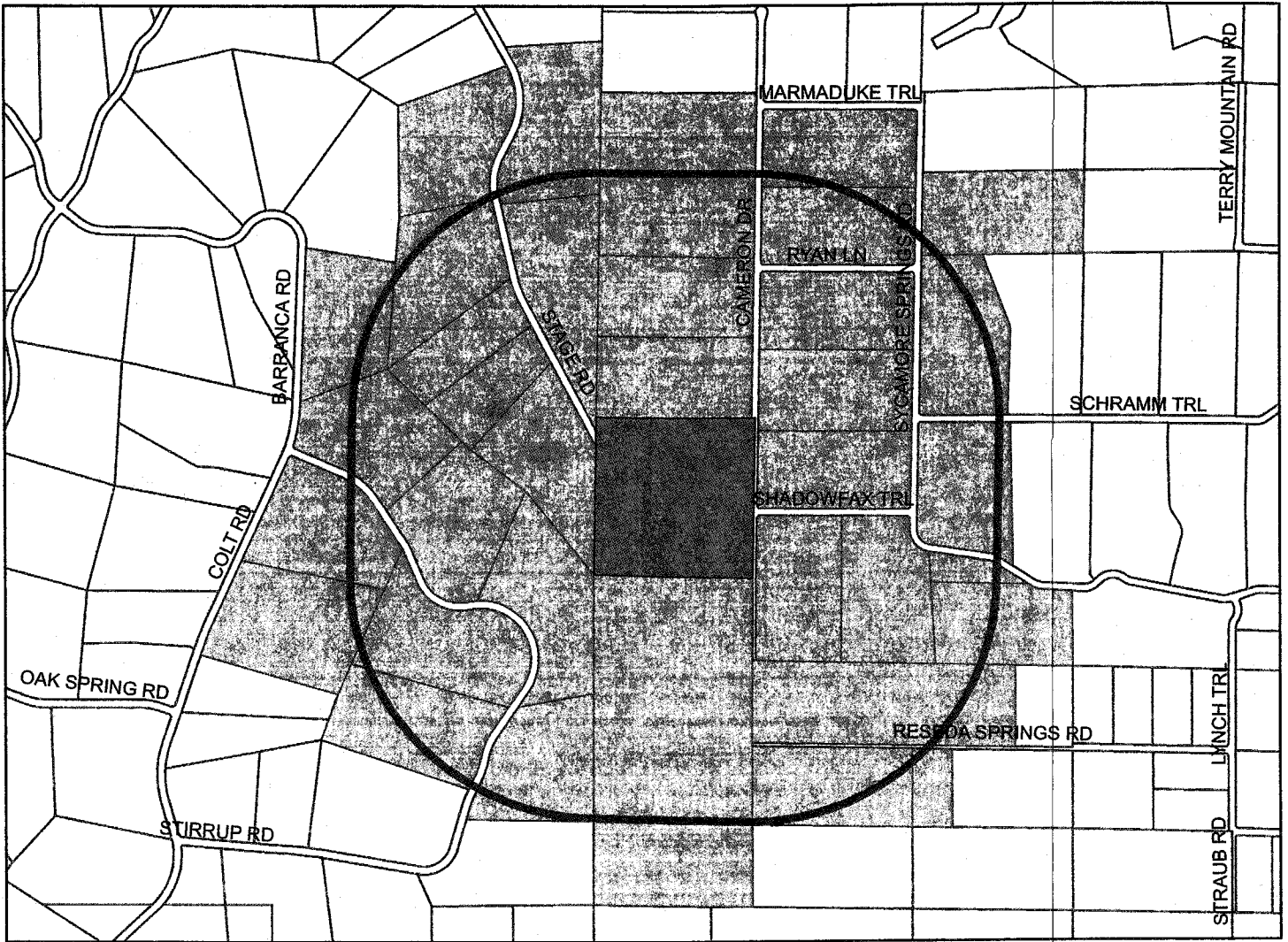
Riverside, Ca. 92502

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

*✓ AR  
Express 7/19/12*



**2000 feet buffer**



**Selected Parcels**

470-310-013	470-180-050	470-310-020	470-310-022	470-360-022	470-180-012	470-180-021	470-180-034	470-180-032	470-180-039
470-310-016	470-360-027	470-230-001	470-180-029	470-180-026	470-180-030	470-180-048	470-310-021	470-310-015	470-230-012
470-180-020	470-310-014	470-180-022	470-360-020	470-180-025	470-360-021	470-310-024	470-230-020	470-310-026	470-180-019
470-310-025	470-360-019	470-180-046	470-180-027	470-180-028	470-310-019	470-230-023			



1,400 700 0 1,400 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: 470180012, APN: 470180012  
CAROLYN STRAUB, ETAL  
34806 SYCAMORE SPRINGS RD  
HEMET CA 92544

ASMT: 470180027, APN: 470180027  
MARY BURKE, ETAL  
34575 SYCAMORE SPRINGS RD  
HEMET, CA. 92544

ASMT: 470180019, APN: 470180019  
KANITA DELELLIS, ETAL  
2155 W 235TH PL  
TORRANCE CA 90501

ASMT: 470180028, APN: 470180028  
ARTA LOZENICINS, ETAL  
34690 CAMERON DR  
HEMET CA 92544

ASMT: 470180020, APN: 470180020  
MARCIA SANTOS  
7855 WESTPARK DR  
RIVERSIDE CA 92506

ASMT: 470180029, APN: 470180029  
JOAN L MCSWEENY INC  
1749 S STATE ST  
HEMET CA 92543

ASMT: 470180021, APN: 470180021  
CAROLYN STRAUB, ETAL  
34560 SYCAMORE SPRINGS RD  
HEMET CA 92544

ASMT: 470180030, APN: 470180030  
NORBERT DEAN, ETAL  
40333 SHADOWFAX TR  
HEMET, CA. 92544

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MIMI MONACO  
24945 STONEGATE LN  
LAGUNA NIGUEL CA 92677

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TEMECULA CA 92592

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6 DAPPLEGRAY LN  
RLLNG HLS EST CA 90274

ASMT: 470180026, APN: 470180026  
MARY NEGRETE, ETAL  
24523 MARINE AVE  
CARSON CA 90745

ASMT: 470180046, APN: 470180046  
ROBIN PERDOMO  
34480 SYCAMORE SPRINGS RD  
HEMET CA 92544





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MATTY GARCIA, ETAL  
18315 WATSON WAY  
YORBA LINDA CA 92886

ASMT: 470310015, APN: 470310015  
RUTH BEGLIN, ETAL  
P O BOX 358  
FALLBROOK CA 92088

ASMT: 470230001, APN: 470230001  
SANDRA MOORE, ETAL  
6801 CIRCLE VIEW DR  
NEW HOPE PA 18938

ASMT: 470310016, APN: 470310016  
YOLANDA VARGAS, ETAL  
221 THORNBERG DR  
TALLAHASSEE FL 32312

ASMT: 470230012, APN: 470230012  
LIVE OAKS RANCH LTD  
C/O JOE MOORE  
1633 IRIS AVE  
TORRANCE CA 90503

ASMT: 470310019, APN: 470310019  
MEEI YUH JENG, ETAL  
21625 ABEDUL  
MISSION VIEJO CA 92691

ASMT: 470230020, APN: 470230020  
PATRICIA KRAMER  
302 ALVARADO ST  
REDLANDS CA 92373

ASMT: 470310020, APN: 470310020  
BENEFICIAL FINANCIAL I INC  
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931 CORPORATE CENTER DR  
POMONA CA 91768

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ASMT: 470310014, APN: 470310014  
JANET HOGE, ETAL  
39805 COLT RD  
TEMECULA, CA. 92592

ASMT: 470310024, APN: 470310024  
OTIS HOWARD  
26793 MADISON AVE NO 107  
MURRIETA CA 92562



ASMT: 470310025, APN: 470310025  
RAVAZ TRUST  
3532 CENTRAL AVE  
RIVERSIDE CA 92506

ASMT: 470310026, APN: 470310026  
PAUL JURNEY  
3847 MOUNT RUBIDOUX DR  
RIVERSIDE CA 92501

ASMT: 470360019, APN: 470360019  
ELAINE ZAX, ETAL  
27251 CALLE ANEJO  
CAPISTRANO BEACH CA 92624

ASMT: 470360020, APN: 470360020  
RANEE KAEWKATAKASIRI, ETAL  
C/O NEIL A NILCHIAN  
P O BOX 1173  
RIVERSIDE CA 92502

ASMT: 470360021, APN: 470360021  
OAK KNOLL MEADOWS FARMS INC  
2315 OREGON RD  
VERSAILLES KY 40383

ASMT: 470360022, APN: 470360022  
SHENG SHUNG PONG, ETAL  
24359 NOBE ST  
CORONA CA 92883

ASMT: 470360027, APN: 470360027  
GARY WILLIAMS  
34500 BARRANCA RD  
TEMECULA, CA. 92592



PM 36199

2/16/12

applicant  
Straub Daniel & Carolyn  
34860 Sycamore Springs Rd.  
Hemet, CA 92544

engineer  
Cozad & Fox inc  
151 S Girard Street  
Hemet, CA 92544

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ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

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

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

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

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

Soboba Band of Luiseno Indians  
Attn: Joseph Ontiveros, Cultural  
Resources Manager  
P.O. Box 487  
San Jacinto, CA 92581

Luebben Johnson & Barnhouse LLP  
Attn: Richard C. Wade, Paralegal  
7424 4<sup>th</sup> Street NW  
Los Ranchos de Albuquerque, NM  
87107



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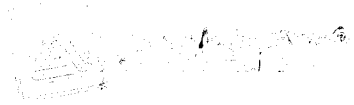
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# THE Army, The Navy, The Air Force

## THE ARMY

- The Army is the largest branch of the United States military.
- It is responsible for ground operations and the defense of the United States.
- The Army is divided into several major components, including the Infantry, Cavalry, and Artillery.
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- The Army is a proud member of the United States Armed Forces.

## THE NAVY

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## THE AIR FORCE

- The Air Force is the largest branch of the United States military.
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# THE ARMY, THE NAVY, THE AIR FORCE

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221 THORNBERG DR  
TALLAHASSEE FL 32312

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21625 ABEDUL  
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39805 COLT RD  
TEMECULA, CA. 92592

ASMT: 470310024, APN: 470310024  
OTIS HOWARD  
26793 MADISON AVE NO 107  
MURRIETA CA 92562

*[Faint handwritten notes at the top of the page, possibly including a date or name.]*

# Write Away Time

## Write About It

- *[Faint text describing the first step of the writing process.]*
- *[Faint text describing the second step of the writing process.]*
- *[Faint text describing the third step of the writing process.]*
- *[Faint text describing the fourth step of the writing process.]*
- *[Faint text describing the fifth step of the writing process.]*

## Write About It (continued)

- *[Faint text describing a specific writing technique.]*
- *[Faint text describing another writing technique.]*
- *[Faint text describing a third writing technique.]*
- *[Faint text describing a fourth writing technique.]*
- *[Faint text describing a fifth writing technique.]*

## Write About It

- *[Faint text describing a writing technique.]*
- *[Faint text describing another writing technique.]*
- *[Faint text describing a third writing technique.]*
- *[Faint text describing a fourth writing technique.]*
- *[Faint text describing a fifth writing technique.]*

# Write About It (continued)

- *[Faint text describing a writing technique.]*
- *[Faint text describing another writing technique.]*
- *[Faint text describing a third writing technique.]*
- *[Faint text describing a fourth writing technique.]*
- *[Faint text describing a fifth writing technique.]*
- *[Faint text describing a sixth writing technique.]*
- *[Faint text describing a seventh writing technique.]*
- *[Faint text describing an eighth writing technique.]*

## Write About It (continued)

- *[Faint text describing a writing technique.]*
- *[Faint text describing another writing technique.]*
- *[Faint text describing a third writing technique.]*
- *[Faint text describing a fourth writing technique.]*
- *[Faint text describing a fifth writing technique.]*

## Write About It (continued)

- *[Faint text describing a writing technique.]*
- *[Faint text describing another writing technique.]*
- *[Faint text describing a third writing technique.]*
- *[Faint text describing a fourth writing technique.]*
- *[Faint text describing a fifth writing technique.]*



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# IEEE Approved Test Procedures for Software

## 1. Introduction

- The purpose of this document is to provide a set of test procedures for software development.
- These procedures are designed to help software developers to detect errors in their programs.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Fold the printed sheet behind the type and look at the alignment of the type. The type should be centered on the page.
- Check the spacing between the lines of type. The lines should be evenly spaced.
- Check the spacing between the words. The words should be evenly spaced.
- Check the spacing between the letters. The letters should be evenly spaced.
- Check the spacing between the characters. The characters should be evenly spaced.

## 2. Test Procedures

- 2.1. Test Procedures for Program Development
  - 2.1.1. Test Procedures for Program Development
  - 2.1.2. Test Procedures for Program Development
  - 2.1.3. Test Procedures for Program Development
  - 2.1.4. Test Procedures for Program Development
  - 2.1.5. Test Procedures for Program Development
  - 2.1.6. Test Procedures for Program Development
  - 2.1.7. Test Procedures for Program Development
  - 2.1.8. Test Procedures for Program Development
  - 2.1.9. Test Procedures for Program Development
  - 2.1.10. Test Procedures for Program Development

## 3. Test Procedures

- 3.1. Test Procedures for Program Development
- 3.2. Test Procedures for Program Development
- 3.3. Test Procedures for Program Development
- 3.4. Test Procedures for Program Development
- 3.5. Test Procedures for Program Development
- 3.6. Test Procedures for Program Development
- 3.7. Test Procedures for Program Development
- 3.8. Test Procedures for Program Development
- 3.9. Test Procedures for Program Development
- 3.10. Test Procedures for Program Development

## 4. Test Procedures for Program Development

- 4.1. Test Procedures for Program Development
- 4.2. Test Procedures for Program Development
- 4.3. Test Procedures for Program Development
- 4.4. Test Procedures for Program Development
- 4.5. Test Procedures for Program Development
- 4.6. Test Procedures for Program Development
- 4.7. Test Procedures for Program Development
- 4.8. Test Procedures for Program Development
- 4.9. Test Procedures for Program Development
- 4.10. Test Procedures for Program Development

## 5. Test Procedures for Program Development

- 5.1. Test Procedures for Program Development
- 5.2. Test Procedures for Program Development
- 5.3. Test Procedures for Program Development
- 5.4. Test Procedures for Program Development
- 5.5. Test Procedures for Program Development
- 5.6. Test Procedures for Program Development
- 5.7. Test Procedures for Program Development
- 5.8. Test Procedures for Program Development
- 5.9. Test Procedures for Program Development
- 5.10. Test Procedures for Program Development