

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

106B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 6, 2013

SUBJECT: TENTATIVE PARCEL MAP NO. 36412 – No New Environmental Document Required – Applicant: Jeff Simcox – Third/Third Supervisory District – Location: Northwesterly corner of Glenoaks Road and Bella Vista Road and southerly of Via Broza – REQUEST: The tentative parcel map is a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

RECOMMENDED MOTION:

RECEIVE AND FILE of TENTATIVE PARCEL MAP NO. 36412

BACKGROUND:

The project was approved at the Director's Hearing on June 3, 2013. A memorandum was written on June 3, 2013 to add additional findings, conclusions, and conditions as well as to modify a condition 50.TRANS.1.

*Carolyn Syme Luna*  
Carolyn Syme Luna  
Planning Director

Initials: CSL/hk  
*C.M.*

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 2, 2013  
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1-3

REVIEWED BY EXECUTIVE OFFICE

DATE

9/24/13mm

Departmental Concurrence

Policy

☐

Consent

☒

Dept's Recomm.:

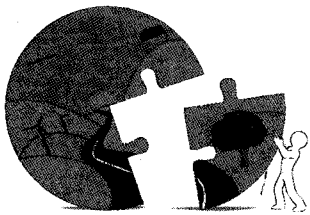
Policy

☐

Consent

☒

Per Exec. Ofc.:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syme Luna  
Director

106B

DATE: June 6, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *b.n.*

SUBJECT: Tentative Parcel Map No. 36412

(Charge your time to these case numbers)

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

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

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

No New Environmental Documents Required

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 2 • 9  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Directors Hearing: June 3, 2013

TENTATIVE PARCEL MAP NO. 36412  
No New Environmental Documents Required  
Applicant: Jeff Simcox  
Engineer/Rep.: SDH & Associates, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The tentative parcel map is a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

The project site is located at the northwesterly corner of Glenoaks Road and Bella Vista Road and southerly of Via Broza.

### BACKGROUND:

The project site was previously approved to subdivide 43.4 acres into nine (9) residential lots with a minimum lot size of five (5) acres for an overall density of 0.20 dwelling units per acre under a Tract Map No. 34587 on March 20, 2007 by the Board of Supervisors. The project was also approved with an Environmental Assessment No. 40721 that analyzed the potential impacts of the site with nine (9) residential lot development.

### SUMMARY OF FINDINGS:

1. General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north and south, Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east
3. Existing Zoning: Residential Agricultural - 5 Acre minimum (R-A-5)
4. Surrounding Zoning: Rural Residential (R-R) to the north and south, Light Agriculture - 10 Acre Minimum (A-1-10) to the south and west and Residential Agricultural - 2½ Acre Minimum (R-A-2½) to the east
5. Existing Land Use: Single Family Residences
6. Surrounding Land Use: Scattered Single family residences and agricultural uses
7. Project Data: Total Acreage: 43.4 Gross Acres  
Total Proposed Parcels: 2  
Proposed Minimum Parcel Size: 10 Acres  
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

D.M.

**RECOMMENDATIONS:**

**FIND** that no new environmental documents are required per CEQA Section 15162 with the previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on March 20, 2007 for **ENVIRONMENTAL ASSESSMENT NO. 40721**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36412**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (RR) (5 Acre Minimum) on the Southwest Area Plan.
2. The map proposes two (2) residential parcels, 10.1 and 33.3 acres, respectively, which are greater than the five (5) acre minimum required by the Rural: Rural Residential (RR) designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) to the north and parts of south, Agriculture: Agriculture (AG: AG) to the west and parts of south, and Rural Community: Estate Density Residential (RC: EDR) to the east.
4. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The map proposes two (2) residential parcels, 10.1 and 33.3 acres respectively which are greater than the five (5) acre minimum required by the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and part of south, Light Agriculture – 10 Acre Minimum (A-1-10) to the south and west and Residential Agricultural – 2½ Acre Minimum (R-A-2 ½) to the east.
7. Single family residences and vacant land are within the project vicinity.
8. The project is consistent with the previously approved subdivision of 43.4 acres into nine (9) residential lots with a minimum lot size of five (5) acres for an overall density of 0.20 dwelling units per acre under a Tract Map No. 34587 on March 20, 2007 by the Board of Supervisors.
9. The project is consistent with previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on March 20, 2007 for **ENVIRONMENTAL ASSESSMENT NO. 40721**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment. Therefore, no new environmental review is required per CEQA Section 15162 with the previously adopted EA for currently proposed project to subdivide 43.4 acres into two lots at 10.1 and 33.3 acres.
10. The proposed site contains two separate single family dwelling units and is currently being utilized for single family residential units. With the proposed subdivision, each dwelling units will be located in each separate lots of 10.1 and 33.3 acre.

11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City Sphere of Influence;
  - b. A High Fire Area;
  - c. A Subsidence Area;
  - d. An Agricultural Preserve;
  - e. An Airport Influence Area;
  - f. A County Fault Zone;
  - g. A 100-year flood plain, or dam inundation area; and,
  - h. A MSHCP Core Reserve Area.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District;
  - b. A High Paleontological Sensitive Area;
  - c. Santa Margarita Watershed; and,
  - d. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number: 924-330-005.

PM36412



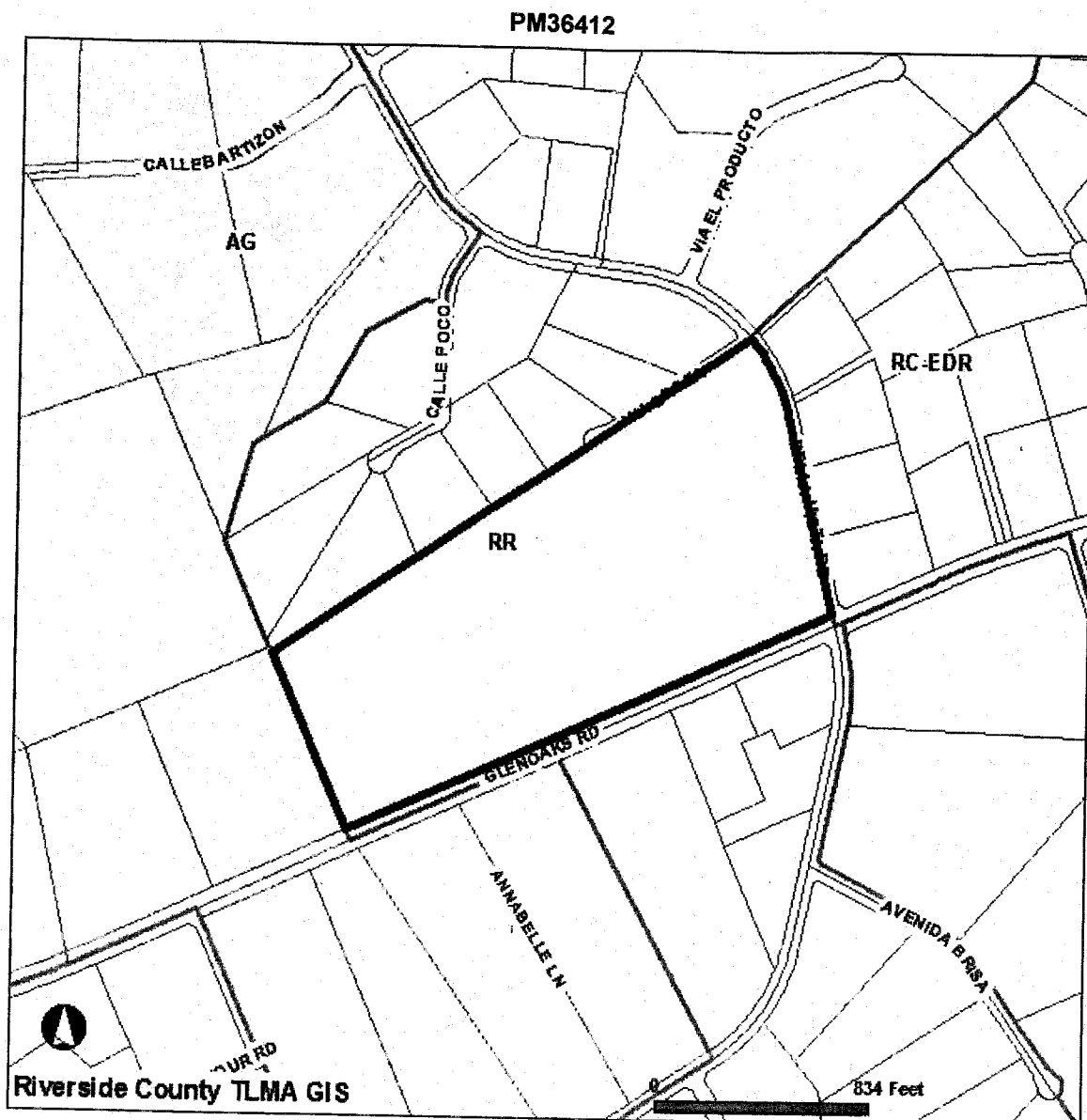
## LEGEND

☐ CASE☐ INTERSTATES☐ HIGHWAYS☐ PARCELS**\*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 Mar 18 10:52:01 2013

Version 121101



Selected parcel(s):  
924-330-005

#### LAND USE

<input type="checkbox"/> SELECTED PARCEL	<input type="checkbox"/> CASE	INTERSTATES	HIGHWAYS
<input type="checkbox"/> PARCELS	AG - AGRICULTURE	EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL	RR - RURAL RESIDENTIAL

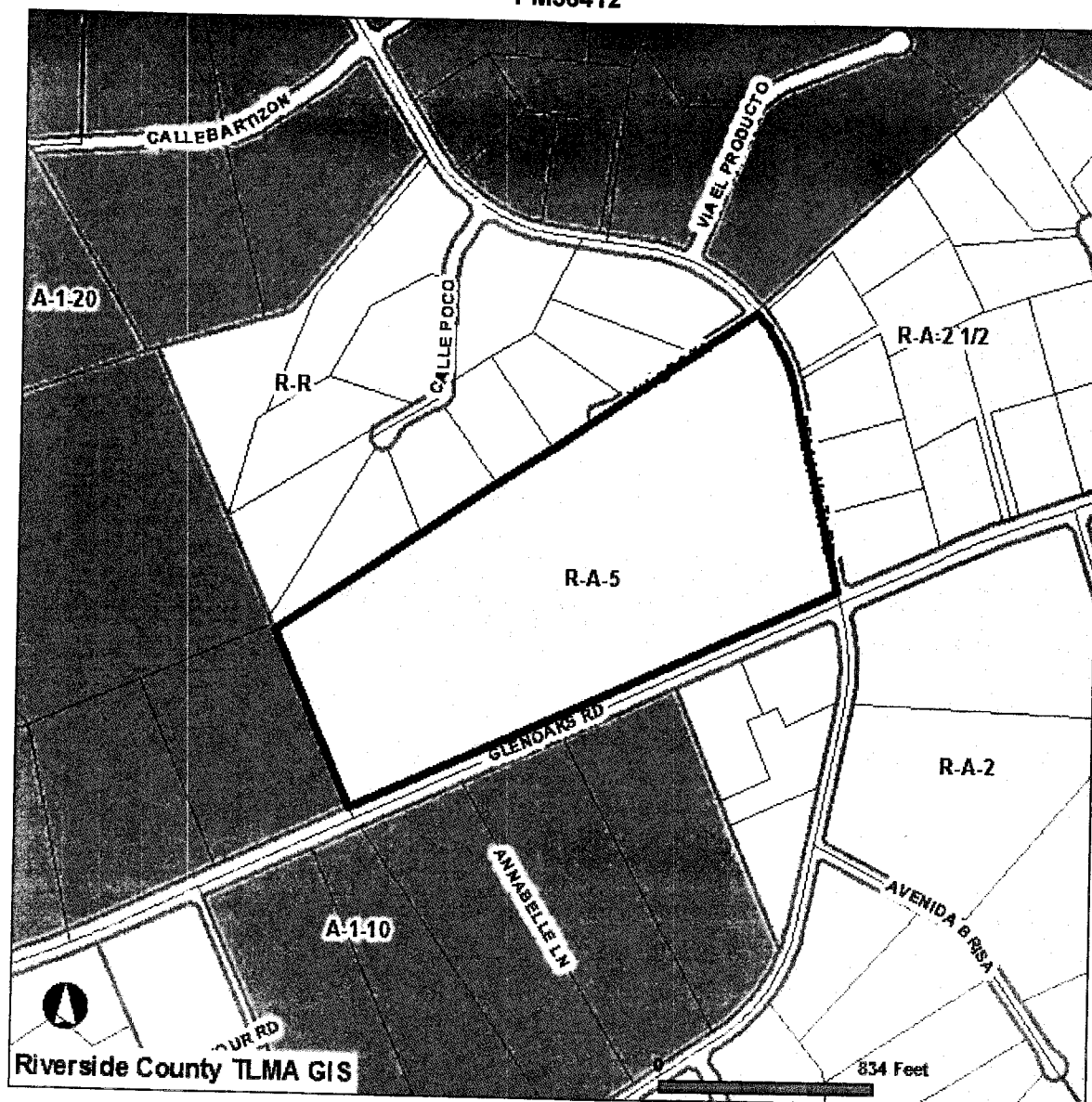
#### \*IMPORTANT\*

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REPORT PRINTED ON...Mon Mar 18 09:06:11 2013

Version 121101

PM36412



Selected parcel(s):  
924-330-005

**ZONING**

- ☐ SELECTED PARCEL  
☐ ZONING BOUNDARY

- ☒ INTERSTATES  
☒ A-1-10, A-1-20

- ☒ HIGHWAYS  
☒ R-A-2, R-A-2 1/2, R-A-5

- ☐ PARCELS  
☐ 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 Mar 18 09:06:48 2013

Version 121101



CASE: PM 36412  
EXHIBIT  
PLANNER: H. P. KANG  
DATE: 02/14/13

# TENTATIVE PARCEL MAP NO. 36412

PARCEL M-5 OF R.S. 50/88-75 PORT. SEC. 19 & 20, T-7S, R-1W, SBBM  
FEBRUARY 2013

EAST BAYVIEW ROAD  
(SECONDARY ACCESS)

SITE  
(SCHOOL'S ROAD  
(SECONDARY ACCESS))

CITY OF TEMECULA  
(R-1S 194)

## VICINITY MAP NOT TO SCALE

**OWNER/DEVELOPER**  
SEPT. MACKER  
3880 GLEN OAKS ROAD  
TEMECULA, CA 92592  
TEL: (951) 786-3314  
NO EMAIL

## APPLICANT/ENGINEER

SDH & ASSOCIATES, INC.  
5225 CANYON CREST DRIVE SUITE 357  
TEMECULA, CA 92592  
TEL: (951) 681-3891  
FAX: (951) 786-3314  
WWW.SDH-ASSOCIATES.NET

## TECHNICAL SOURCE

ALL INFORMATION PROVIDED BY  
AERIAL PHOTOGRAPHY, AERIAL  
PHOTOGRAPHY, (951) 889-2420

## THOMAS BROOK MAP COORDINATES

2003 EDITION, MAP 830, SECTION C-6 & F-6

## CONCEPTUAL GRADING

NO GRADING IS PROPOSED WITH THIS LAND DIVISION

## WATER QUALITY

IS PROPOSED WITH THE LAND DIVISION.  
NO WATER QUALITY IMPROVEMENTS ARE REQUIRED OR PROPOSED.

## CONTIGUOUS OWNERSHIP

SUBMITTER DOES NOT OWN CONTIGUOUS PROPERTY

## IMPROVEMENTS

PER SCENARIO "1"

## LEGAL DESCRIPTION

PARCEL M-5 OF R.S. 50/88-75 PORT. SEC. 19 & 20, T-7S, R-1W, SBBM

## ACRES

GROSS: 43.4 ACRES  
NET: 43.1 ACRES

## ASSESSOR'S PARCEL NO.

924-330-005

## ZONING AND LAND USE

EXISTING ZONING: R-A-5  
EXISTING LAND USE: WASTEWATER & SFP  
PROPOSED LAND USE: WASTEWATER & SFP

## SURROUNDING ZONING

NORTH: R-A-5  
SOUTH: R-A-5  
EAST: R-A-5  
WEST: R-A-5

## GENERAL PLAN DESIGNATION

REGIONAL (R-1)

## SPECIFIC PLAN DESIGNATION

PROJECT IS NOT WITHIN A SPECIFIC PLAN

## LEGEND

TRACT BOUNDARY  
CLUB  
LOT LINE  
LOT LINE  
SQUARED POLE  
POWER POLE

## COMMUNITY FACILITIES DISTRICT

FACILITIES DISTRICT

NO IMPROVEMENTS PROPOSED

SDH & ASSOCIATES INC.  
5225 CANYON CREST DRIVE 71450  
TEL: (951) 683-3891 FAX: (951) 786-3314

ENGINEER SEAL

SEAL

SEAL

SEAL

UTILITY FACILITIES

EXISTING

PROPOSED

PROPOSED

PROPOSED

SCHOOL DISTRICT

EXISTING

PROPOSED

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UTILITY FACILITIES

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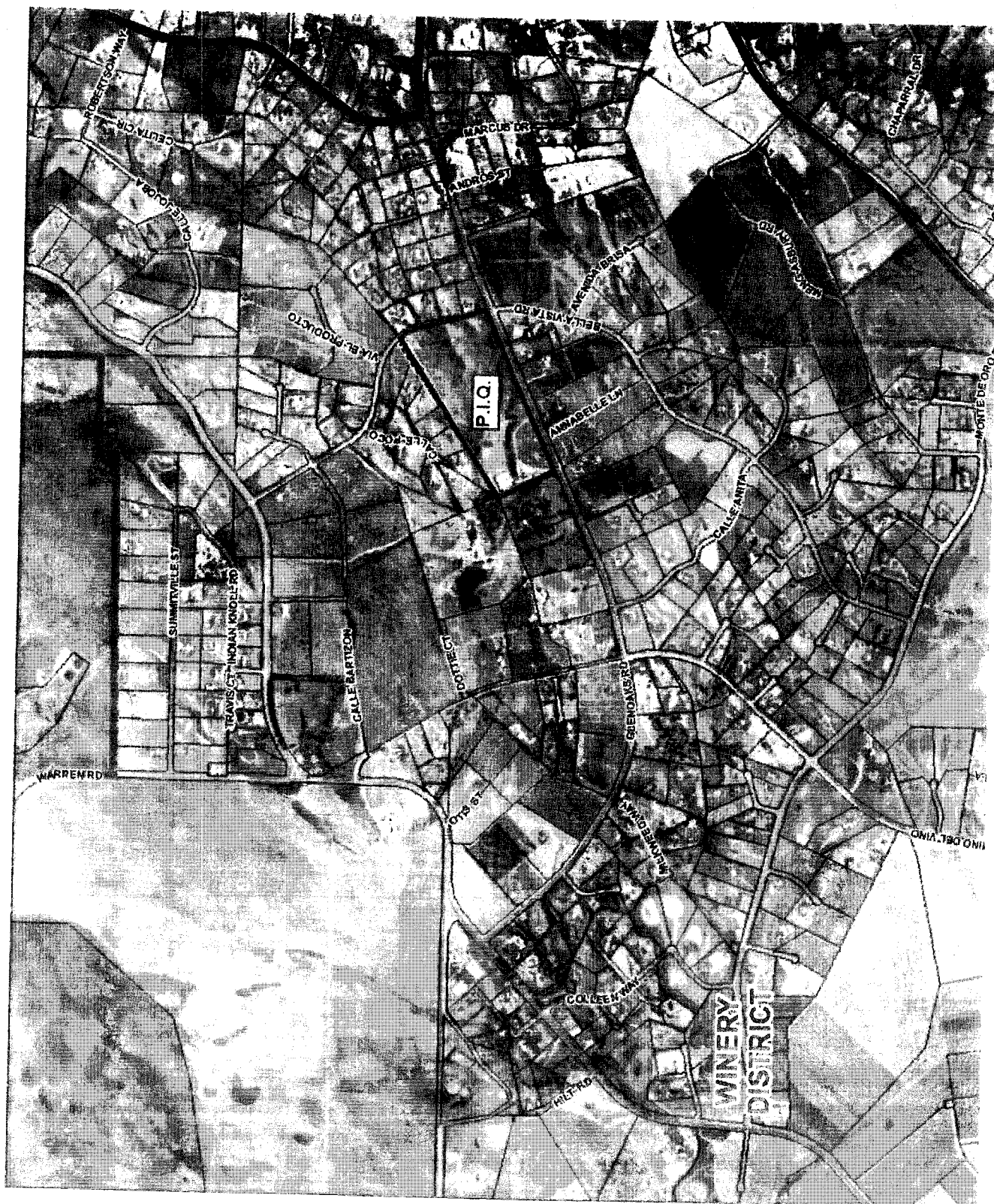
UTILITY FACILITIES

EXISTING

PROPOSED

PROPOSED

PROPOSED



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42515  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36412  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Kinika Hesterly, Project Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Jeff Simcox  
**Applicant's Address:** PO Box 890281, Temecula, CA 92589

### I. PROJECT INFORMATION

**A. Project Description:** The tentative parcel map is a schedule "H" subdivision of 43.3 acres into 2 residential parcels with one 10 acre parcel and one 33 acre parcel.

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

**C. Total Project Area:** 43.3 Gross Acres

<b>Residential Acres:</b> 43.3	<b>Lots:</b> 2	<b>Units:</b> 2	<b>Projected No. of Residents:</b> 5
<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:** 924-330-005

**E. Street References:** The project site is located on the northwest corner of Glen Oaks Road and Bella Vista Road.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site has rolling hills and is currently occupied by two existing equestrian facilities and two single family homes. Surrounding land uses include scattered single family homes to the north and east and agricultural uses to the south and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The Proposed Project meets the requirements of the Rural Residential (RR) (5 Acre Minimum) General Plan Land Use Designation. The proposed project meets all applicable land use policies.
- 2. Circulation:** Limited circulation facilities exist, therefore new facilities are being proposed. The project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meets all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone. Two existing equestrian structures are located within a flood plain.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for the design of the project. The proposed project meets all other applicable noise element properties.
6. **Housing:** The proposed project meets 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 policies.

**B. General Plan Area Plan:** Southwest

**C. Foundation Component:** Rural

**D. Land Use Designation:** Rural Residential (RR) (5 Acre Minimum)

**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:** Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, Rural Residential (R: RR) (5 Acre Minimum) and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the south, and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the west. Citrus Vineyard Rural Policy Area to the south and west.

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Residential Agriculture 5 Acre Minimum (R-A-5)

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

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Residential Agricultural 2½ Acre Minimum (R-A-2½) to the east, Rural Residential (R-R) and Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and Light Agriculture - 20 Acre Minimum (A-1-20) to the west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated on the adopted Mitigated Negative Declaration for EA No. 40721 (copy attached) prepared as part of Tentative Tract Map No. 34587.

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

- ☒ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier Mitigated Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant

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

  
Signature

May 2, 2013

Date

H.P. Kang, Project Planner  
Printed Name

For Carolyn Syms Luna, Planning Director

Y:\Planning Case Files-Riverside office\PM36412\DH-PC-BOS Hearings\DH-PC\EA for PM36412.doc

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40721  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 34587  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Michael Bufalino, Project Planner  
**Telephone Number:** (951) 955-2211  
**Applicant's Name:** SDH & Associates, Inc.  
**Applicant's Address:** Canyon Crest Drive Bldg. 300 Suite357, Riverside, CA 92507

### I. PROJECT INFORMATION

**A. Project Description:** **TENTATIVE TRACT MAP NO. 34587** is a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

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

**C. Total Project Area:** 43.3 Gross Acres

<b>Residential Acres:</b> 43.3	<b>Lots:</b> 9	<b>Units:</b> 9	<b>Projected No. of Residents:</b> 27
<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):** 924-330-005

**E. Street References:** The project site is located on the northwest corner of Glen Oaks Road and Bella Vista Road.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site has rolling hills and is currently occupied by two existing equestrian facilities and two single family homes. Surrounding land uses include scattered single family homes to the north and east and agricultural uses to the south and west.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The Proposed Project meets the requirements of the Rural Residential (RR) (5 Acre Minimum) General Plan Land Use Designation. The proposed project meets all applicable land use policies.
- 2. Circulation:** Limited circulation facilities exist, therefore new facilities are being proposed. The project meets all other applicable circulation policies of the General Plan.



3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located under FEMA flood zone C. The proposed project is not located within any special hazard zone. Two existing equestrian structures are located within a flood plain.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for the design of the project. The proposed project meets all other applicable noise element properties.
6. **Housing:** The proposed project meets 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 policies.

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

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

**D. Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum)

**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:** Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east, Rural Residential (R: RR) (5 Acre Minimum) and Agriculture: Agriculture (A: AG) (10 Acre Minimum) to the south, and Agriculture: Agriculture (A: AG) (10 Acre Minimum) to the west. Citrus Vineyard Rural Policy Area to the south and west.

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Residential Agriculture 5 Acre Minimum (R-A-5)

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

**K. Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Residential Agriculture 2 ½ Acre Minimum (R-A-2 ½) to the east, Rural Residential (R-R) and Light Agriculture 10 Acre Minimum (A-1-10) to the south, and Light Agriculture 20 Acre Minimum (R-1-20) to the west.



### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

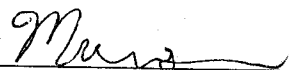
#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

- ☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have

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



Signature

January 29, 2007

Date

Michael Bufalino, Project Planner  
Printed Name

For Ron Goldman, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Southwest Area Plan figure 9 "Scenic Highways"

Findings of Fact: The project site is not located within a scenic highway corridor; therefore it will not have a substantial effect upon a scenic highway corridor.

The project site will not disturb any scenic resources, including trees, rock outcroppings and unique or landmark features. The project will not obstruct any scenic vista or view open public to an aesthetically offensive site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: According to the RCIP, the project is located within (Zone B) Special Lighting area that surrounds the Mt. Palomar Observatory (15.93 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside regulating light pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of standard lighting requirements of Riverside County Ordinance No. 655 into the proposed project, the project will have a less than significant impact. Interference with the nighttime use of the Mount Palomar Observatory, as protected through ORD No. 655 is considered less than significant. Therefore no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

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

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare. The project site is adjacent to existing and planned compatible uses.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

### AGRICULTURE RESOURCES Would the project

#### 4. Agriculture

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: The project site is not located within any existing agriculture preserves and it is not under a Williamson Act contract. The project site is zoned Residential Agriculture 5 Acre Minimum (R-A-5) and surrounding zones include Rural Residential (R-R) to the north, Residential Agriculture 2 ½ Acre Minimum (R-A-2 ½) to the east, Rural Residential (R-R) and Light Agriculture 10 Acre Minimum (A-1-10) to the south, and Light Agriculture 20 Acre Minimum (R-1-20) to the west.

The project is located within the boundaries of land designated as prime, unique, or statewide important farmland (designated farmland). About 43.3 acres of agricultural lands will be directly and permanently affected/converted by the project to a non-agricultural use.

Prime Farmland is land with the best combination of physical and chemical features for the production of agricultural crops. Farmland of Local Importance includes small orchards and vineyards located primarily in foothill areas, and dry cropland for grains and hay. Grazing Land consists of land containing vegetation suitable for grazing livestock.

The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan.

The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project site is zoned Residential Agriculture 5 Acre Minimum (R-A-5) and surrounding properties to the south and west are zoned Residential Agriculture 10 and 20 Acre Minimum (R-A-10) (R-A-20). The Residential Agriculture (R-A) zone is identified as "land zoned for primarily agricultural purposes" as defined in Ordinance No. 625. Project Conditions of Approval (50. Planning.14) require notifications of future property owners on the project site. The project must be in compliance with Ordinance 625.1 to insure the right-to-farm clause set forth by the ordinance and discourage any nuisance complaints.

Mitigation: The project has been conditioned by the Planning Department. COA.50.PLANING.14

Monitoring: Monitoring shall be completed by the Department of Building & Safety permit process.

#### AIR QUALITY Would the project

##### 5. 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"/>
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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"/>
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c) Result in a cumulatively considerable net increase

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

Source: SCAQMD CEQA Air Quality Handbook and Project Application Materials

Findings of Fact: Residential Developments such as the one proposed primarily impact air quality almost exclusively through increased automotive emissions. The project-related traffic would not result in any federal or State CO standards being exceeded. No significant impact on local CO levels would occur. Long Term operational emissions associated with the proposed project from both automobile and stationary sources both on-site and off-site, would also be below all of the criteria pollutant thresholds established by the South Coast Air Quality Management District (SCAQMD).

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 County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. COA.10.BS GRADE.04

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.

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.

Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### BIOLOGICAL RESOURCES Would the project

##### 6. Wildlife & Vegetation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean

<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
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** GIS database, WRCMSHCP, On-site Inspection, Burrowing Owl Habitat Assessment PDB No. 04436

**Findings of Fact:** No burrowing owls were observed on site during the surveys done by Principles and Associates on September 24 and October 22, 2005 and January 27, 2006.

The project will not have a significant adverse effect on any endangered or threatened species.

The project will not have a substantial effect on any habitat known 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.

The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Within the project site, Riparian areas in total of 3.8 acres will be impacted by development; therefore, the Riverside County Environmental Programs Department (EPD) has conditioned the project in order to mitigate any substantial effects on the Riparian habitat. COA 50.EPD.1& 50.EPD.2

The project will not 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. The project has been conditioned by the Environmental Programs Department to mitigate any effects to riparian areas during grading and construction.

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance

**Mitigation:** The Riverside County Environmental Programs Department (EPD) has conditioned the project to submit an Environmental constraints Sheet. COA 50.EPD.1, 50.EPD.2, & 60.EPD.1 – .3

**Monitoring:** Monitoring will be provided through the Riverside County Environmental Programs Department (EPD) and by the Building & Safety Department.

#### **CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project will not destroy or alter any historic site.

The project site 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 measures are required.

Monitoring: No monitoring measures are required.

#### 8. Archaeological Resources

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

Source: Project Application Materials, PD-A No. 1301, and Pechanga Tribe Comment Letter, dated May 18, 2006

Findings of Fact: Previous studies indicate that no evidence of significant cultural resources was encountered. The project site will not alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. However, the Pechanga Tribe submitted a letter of concern requesting monitoring to be done prior to grading of the project site. Therefore, the project has been conditioned to have Native American monitoring. (COA.10.PLANNING.17, COA.60.PLANNING.25, and 60.PLANNING.28) Additionally, the project is conditioned an enter into an agreement with the Pechanga Tribe that addresses the treatment and disposition of all cultural resources impacted because of the development. The Developer shall relinquish ownership of all cultural resources, including all archeological artifacts that are of Native American origin, found in the Project area to the Pechanga Tribe for proper treatment and disposition. (COA.60.PLANNING.31)

It is unlikely that the project will not disturb any human remains or restrict existing religious uses within the potential impact area. Should inadvertent finds occur the project has been conditioned to stop work and contact the appropriate authorities. COA.60.PLANNING.22 ~

Mitigation: Conditions of approval have been set in order to mitigate significant impacts. COA.10.PLANNING.17, COA.60.PLANNING.25, and 60.PLANNING.28

Monitoring: Per the Pechanga tribe archaeological monitoring shall be performed by a qualified archaeologist.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### 9. Paleontological Resources

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" and GIS database

Findings of Fact: Per RCIP the project site is located within an area of high paleontological sensitivity (High A).

Mitigation: A certified Paleontologist shall be retained prior to grading. COA.PLANNING.29

Monitoring: Monitoring shall be provided through the Department of Building & Safety permit process.

### GEOLOGY AND SOILS Would the project

#### 10. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geological Report No. 1653

Findings of Fact: According to the project specific geological report, the project site is located about 8.7 miles from the active Elsinore (Temecula segment) fault zone. The potential for surface fault rupture on the site is very unlikely. The liquefaction potential is considered to be very low.

Based upon the findings of Geological report No.1653, the project will not expose people or structures to substantial adverse effects, including loss, injury, or death. The project is not subject to rupture of a known earthquake fault; therefore no further mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, and Geological Report No. 1653

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Per RCIP the liquefaction potential within the project area is high. However, the site specific geological report concluded that the liquefaction potential is very low at the project site. Therefore, the impacts from liquefaction on the site will be less than significant.

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

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

## 12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk) GIS Database, and Geological Report No. 1653

**Findings of Fact:** The project site is located within County Ground shaking Zone II and is considered "provisionally suitable" for the proposed project. The County Department of Building and Safety requires construction to conform to the California Building Code. Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential impact of the proposed project due to ground shaking will be less than significant.

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

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

## 13. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," and Geological Report No. 1653

**Findings of Fact:** The project site has rolling hills, however the geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls.

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

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

## 14. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP and GEO No. 1653

Findings of Fact: The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Other Geologic Hazards

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

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

Findings of Fact: The project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Slopes

a) Change topography or ground surface relief features?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Ordinance No. 457, and Project Application Materials

Findings of Fact: The proposed project will change the topography of the project site. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level. The proposed project does not propose cut or fill slopes that would exceed 2:1. Slopes over three (3) feet in vertical height are required to be landscaped to mitigate erosion. The proposed project will be utilizing septic systems, which are to be installed per the specifications and requirements of the Department of Environmental Health. Project slope impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Soils

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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

Findings of Fact: The project will not result in substantial soil erosion or the loss of topsoil. The project will not be located on expansive soil as defined by the Uniform Building code.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

# 18. Erosion

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Building and Safety: Grading and Riverside County Flood Control

Findings of Fact: The project site will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or lakebed. The project site will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

# 19. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The proposed development is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials and RCIP

Findings of Fact: During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. In addition, the project site is not listed as a hazardous materials site; therefore, no potential exists to expose people to such sources. According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. However, pesticides are known to have been used on the project site due to agricultural uses. In addition, the project site is not listed as a hazardous materials site; therefore, no potential exists to expose people to such sources. Therefore, the County of Riverside Department of Environmental Health has conditioned for a Phase II Environmental Assessment report to determine the levels if any of pesticides or other hazards within the project site. COA.E HEALTH.01

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," and GIS database

Findings of Fact: According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan and will not require review by the Airport Land Use Commission. 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 result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 22. Hazardous Fire Area

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

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

Findings of Fact: The proposed project is not located within a high fire area and will not require fuel modifications along the pad area of the parcel.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## HYDROLOGY AND WATER QUALITY Would the project

### 23. Water Quality Impacts

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, and GIS Database

Findings of Fact: Riverside County Flood Control Department's review indicates that 3 drainage areas are tributary to the property. Flows from one drainage area enter the site at Bella Vista Road in the vicinity of Lots 8 and 9. Flows from another drainage area enters Lot 7 just north of Glenoaks Road while flows from the third drainage area enter Lot 7 at Glenoaks Road west of Bella Vista Road. The existing culverts may be inadequate to handle the tributary storm runoff and flows may overtop the road. Flows from each drainage area combine within the site but the watercourses lose definition and spread out over a large area.

The 100-year flood plain has been delineated on the exhibit and is acceptable to the Riverside County Flood District. This flood plain shall be delineated and labeled on an Environmental Constraint Sheet. The exhibit indicates existing residential units are located on Lots 1 and 3 and both of these homes are outside of the flood plain. There are adequate building sites outside of the flood plain on the other lots. However, the existing equestrian facilities located on Lots 1 and 2 appear to be within the flood plain and may be damaged during a storm event. The site is within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

The project will not substantially alter the existing drainage pattern of the site or violate any water quality standards or waste discharge requirements. The project will not substantially deplete groundwater supplies or contribute runoff water that would exceed the capacity of existing storm water drainage facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 24. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

☐
☐
☒
☐

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☒
☐

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

☐
☐
☒
☐

d) Changes in the amount of surface water in any water body?

☐
☐
☐
☒

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

Findings of Fact: The proposed project will not substantially alter the existing drainage pattern of the site, or change absorption rates. There are currently two existing equestrian facilities within the 100 year flood zone which are to remain. The area is not located within a dam inundation zone nor will the proposed project change the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## LAND USE/PLANNING Would the project

### 25. Land Use

☐
☐
☐
☒

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

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

☐
☐
☐
☒

Source: RCIP, GIS database, and Project Application Materials

Findings of Fact: The Tentative Tract Map proposes a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

The proposed project will not result in an alteration of the present and future planned land use for the area because existing land uses to the west and east of the project site are compatible and planned or proposed developments within the vicinity are compatible with the development proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is not located within a city sphere of influence. The project site is located within the Southwest Area Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database, and Project Application Materials

Findings of Fact: The Tentative Tract Map proposes a schedule "D" subdivision of 43.3 acres into 9 residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.

The Southwest Area Plan currently identifies the project site's General Plan Land Use Designation as Rural Residential (RR) (5 Acre Minimum) with a Residential Agriculture 5 Acre Minimum (R-A-5) zoning classification. The proposed project is consistent with the site's existing zoning classification and is compatible with existing surrounding zoning classifications. The proposed development is consistent with the land use designations and policies of the Southwest Area Plan. The proposed project is not located within a city sphere of influence and it will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## MINERAL RESOURCES Would the project

### 27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general

<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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plan, specific plan or other land use plan?

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

Findings of Fact: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

### Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

### 28. Airport Noise

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people living or working in the project site to excessive noise levels; or within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 29. Railroad Noise

<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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NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact: The proposed project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection and Project Application Materials

Findings of Fact: The proposed project is not located near a major road or highway. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials and GIS database

Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials

Findings of Fact: The proposed project will create unavoidable incremental noise at a level less than significant. Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction of the project; however, to minimize ambient noise levels during construction of the proposed project, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and cannot be serviced or repaired on site. The construction of the residential development will result in an increase of noise levels, but these increased noise levels will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### POPULATION AND HOUSING Would the project

#### 33. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The proposed project will not displace existing housing or people, because the site is currently owned and occupied by existing single family residences and equestrian facilities. Therefore, it will not affect cumulative housing needs in the region. Since, the proposed project is a residential subdivision; it will not have a significant impact on regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659. Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Ordinance 659, and Project Review

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659. Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence and GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unified School District. The project will not require the provision of new or altered government facilities at this time.

The project is conditioned for the payment of standard school impact fees in accordance with the state law. Any project subject to state law will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 37. Libraries

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

Findings of Fact: The proposed 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; therefore, the project would not create substantial adverse physical impacts associated with the provision of new or physically altered government facilities because they are not needed at this time. This increase is less than significant as the project will pay standard fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 38. Health Services

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

Findings of Fact: The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## RECREATION

### 39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### Plan (Quimby fees)?

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

Findings of Fact: The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

The proposed development is located within County Service Area No. 152A, which is responsible for the collection of Quimby fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 40. Recreational Trails

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

Findings of Fact: There is a proposed 10' community trail that would be located along Bella Vista Road and a proposed 18' equestrian trail that would be located along Glen Oaks Road. The construction of these trails will not constitute a significant environmental impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 41. Circulation

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP and project review "Transportation Department"

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

The proposed project will not result in inadequate parking capacity. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The proposed project will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. The proposal will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 42. Bike Trails

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

Findings of Fact: There are no bike trails that would be impacted by the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 43. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review and Rancho California Water District Letter dated February 17, 2006

Findings of Fact: The Rancho California Water District will service the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project has demonstrated that there is a sufficient water supply available to serve the project from existing entitlements and resources.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☒ ☐ ☐

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact: The Riverside County Department of Health has reviewed this project. The project will result in the construction of new septic systems the construction of which would not cause significant environmental effects.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: The proposed project must comply the conditions set forth by the Environmental Health Department. COA.60.E HEALTH.01

Monitoring: Monitoring shall be done by the Environmental Health Department.

#### 45. Solid Waste

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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waste disposal needs?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP and Riverside County Waste Management District correspondence

Findings of Fact: The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. Therefore, no further mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems (Rancho California Water District, Wastewater Master Plan, 2002) that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

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

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<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.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Riverside County Integrated Project.
- Flood Hazard Report.
- Geo Report No. 1653: "Geotechnical Feasibility Study" prepared by EnGen Corporation, dated January 19, 2006.
- PD-B No. 4436: "Burrowing Owl Habitat Assessment" prepared by SDH & Associates, Inc., dated February 17, 2006.
- PD-A No. 1301: "Cultural Resource Assessment" prepared by Archaeological Associated, LTD., dated July 10, 1989.
- Pechanga Tribe Comment Letter dated May 18, 2006.

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

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

PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule H subdivision of 43.4 gross acres into two (2) residential parcels, specifically, one 10.1 acre parcel and one 33.3 acre parcel.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

10. EVERY. 3

MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36412 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36412, Amended No. 4, dated 02/14/13.

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

10. EVERY. 4

MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1

MAP - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3

MAP - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4

MAP - DISTURBS NEED G/PMT

RECOMMND

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

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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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



PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8

MAP - DUST CONTROL

RECOMMND

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

10.BS GRADE. 9

MAP - 2:1 MAX SLOPE RATIO

RECOMMND

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

10.BS GRADE. 11

MAP - MINIMUM DRNAGE GRADE

RECOMMND

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

10.BS GRADE. 12

MAP - DRNAGE & TERRACING

RECOMMND

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

10.BS GRADE. 13

MAP - SLOPE SETBACKS

RECOMMND

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

10.BS GRADE. 14

MAP - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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PARCEL MAP Parcel Map #: PM36412

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.)

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 20 MAP - RETAINING WALLS

RECOMMND

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

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 22 MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PM36412 - COMMENTS

RECOMMND

Parcel Map#36412 is proposing a two (2) lot split: Parcel "A" (10.0 acres) and Parcel "B" (23.3 acres). Both lots are currently being served potable water by Rancho California

PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

10.E HEALTH. 1 PM36412 - COMMENTS (cont.)

RECOMMND

Water District (RCWD). In addition, both lots have an existing single family residence with its own dedicated onsite wastewater treatment system (OWTS). Within 60 days of sewer becoming available, both lots shall be required to connect to the sanitary sewer.

10.E HEALTH. 2 MAINTAIN OWTS SETBACKS

RECOMMND

All required setbacks to onsite wastewater treatment systems (OWTS) as specified in the Uniform Plumbing Code, DEH Technical Guidance Manual, or applicable State and Local Regulations shall be maintained.

10.E HEALTH. 2 SOILS PERCOLATION REPORT

RECOMMND

For any new onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU), a satisfactory detailed soils percolation report conducted in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Guidance Manual shall be required.

10.E HEALTH. 3 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

A complete C42 Certification along with a detailed contoured plot plan wet signed by the C42 shall required at the discretion of the Department of Environmental Health if any of the following applies:

a) The location of all existing onsite wastewater treatment system (OWTS) components are unknown.

b) The existing OWTS is need of repair.

c) The applicant is proposing modifications to the existing OWTS.

d) The applicant is proposing to add additional plumbing fixtures and/or additional wastewater flows to the existing OWTS.

10.E HEALTH. 4 RCWD POTABLE WATER SERVICE

RECOMMND

All lots under Parcel Map#36412 are currently receiving potable water service from Rancho California Water District (RCWD). It is the responsibility of each property

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PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

10.E HEALTH. 4 RCWD POTABLE WATER SERVICE (cont.)

RECOMMND

owner to ensure that all requirements to continue receiving potable water service are met with RCWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

PM 36412 is a proposal to divide 46.8 acres into two large lots in the Southwest Area. The project site is located northerly of Glenoaks Road, southerly of Via Broza and westerly of Belle Vista Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A major watercourse with the drainage area of 470 acres bisects the site from east to west. The area within "Flood Plain limits" shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

There is existing homes on each lot outside the flood plain limits. This "Flood Plain Limits" are based on engineering judgment. Should the applicant wish to refine these limits the applicant shall submit a detailed study prepared by a licensed civil engineer to the District for review. This detailed study shall be accompanied with the appropriate fee deposit per County Ordinance 671.

The "Flood Plain Limits" through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Flood Plain must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

This site is located within the bounds of the Murrietta Creek/Santa Gertrudis 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.

PARCEL MAP Parcel Map #: PM36412

Parcel: 924-330-005

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - LC LANDSCAPE REQUIREMENT

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; and,
- 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. 2

MAP - LC LANDSCAPE SPECIES

RECOMMND

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

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

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

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

10.PLANNING. 4

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

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10. GENERAL CONDITIONS

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

the find.

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

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

10.PLANNING. 5

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. 6

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 ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9

MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11

MAP - ZONING STANDARDS

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 18 MAP - EXISTING SECOND UNITS

RECOMMND

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

From ordinance 348:

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

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

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT

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.



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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

- 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; and,
- 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. 20

MAP - LC LANDSCAPE SPECIES

RECOMMND

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

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

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, 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.

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10. GENERAL CONDITIONS

10.TRANS. 2

MAP - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:

<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3

MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5

MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Bella Vista Road since adequate right-of-way exists.

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 Director's Hearing 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.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "RIPARIAN" on PM36412, dated 10/16/12. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

50.EPD. 2

MAP - ECS PREP

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2

MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

50.FLOOD RI. 6

MAP SHOW FLOODPLAIN ECS

RECOMMND

he 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS (cont.)

RECOMMND

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - REG AND COMM TRAILS

RECOMMND

Prior to, or in conjunction with the recordation of the final map, the applicant shall offer a 20' wide Regional Trail easement along the north side of Glen Oaks Road and a 14' wide Community Trail easement along the west side of Bella Vista Road, located outside the street right-of-way, for dedication to the Riverside County Regional Park and Open-Space District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - REG AND COMM TRAILS (cont.)

RECOMMND

the District's maintained trail system.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER..

RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 21 MAP - ECS 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. 22 MAP - ECS PALEO

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Parcels Nos. 1& 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 24

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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - R-O-W DEDICATED 1/SUR

RECOMMND

Sufficient public street right-of-way along Glen Oaks Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

50.TRANS. 2 MAP- CORNER CUT-BACK 1/SUR

RECOMMND

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

50.TRANS. 3 MAP-DEDICATIONS/ACCEPTANCE/SUR

RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS (cont.)

RECOMMND

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

60.BS GRADE. 6                      MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

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

RECOMMND

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

60.BS GRADE. 12                    MAP- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1                            - GRADING PLAN RRVP

RECOMMND

The areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 3

- FENCE INSTALL

RECOMMND

Prior to the issuance of a grading permit, the areas mapped as "RIPARIAN" on PM36412, dated 10/16/12, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 36412 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.

PLANNING DEPARTMENT

60.PLANNING. 5

MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 6

MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

60.PLANNING. 7

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

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

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60.PLANNING. 7

MAP - SLOPE GRADING TECHNIQUES (cont.)

RECOMMND

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

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

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

60.PLANNING. 8

MAP - GRADING & BRUSHING AREA

RECOMMND

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

60.PLANNING. 19

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 46.8 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 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. 21 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.  
The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

60.PLANNING. 23 MAP - CULTURAL RESOURCE PROFES

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 24 MAP-SPECIAL INTEREST MONITORIN

RECOMMND

PDA04766 confirmed the presence of site  
P33-021053(CA-RIV-10910)within the project boundaries.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP-SPECIAL INTEREST MONITORIN (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Lusieno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Special Interest monitor shall be allowed on-site when the Cultural Resources Professional (Archaeologist) is present during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, any mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of any Native American-associated cultural resources in coordination with the Cultural Resources Professional (Archaeologist).

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

NOTE: 1) The Cultural Resources Professional (Archaeologist) is responsible for implementing any CEQA-based mitigation using current standard professional practices for cultural resources, and shall consult with the County, any required tribal or special interest group monitors, and developer/permit holder throughout the process.

2) Special Interest monitoring does not replace any required Cultural Resources monitoring by the Cultural Resources Professional (Archaeologist) but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) This agreement shall not modify any approved condition of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP-SPECIAL INTEREST MONITORIN (cont.) (cont.RECOMMND

approval or mitigation measure.

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

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

70.PLANNING. 2 MAP- ARCHAEO MONITORING REPORT

RECOMMND

The developer/holder shall prompt the Project Cultural Resources Professional to submit two (2) wet-signed copies of a Phase IV Cultural Resources Monitoring Report that

PARCEL MAP Parcel Map #: PM36412

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

MAP- ARCHAEO MONITORING REPORT (cont.)

RECOMMND

complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

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

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 36412 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.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION ..

RECOMMND

Impacts to the Temecula 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

PARCEL MAP Parcel Map #: PM36412

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE (cont.)

RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

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

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

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

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

RECOMMND

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

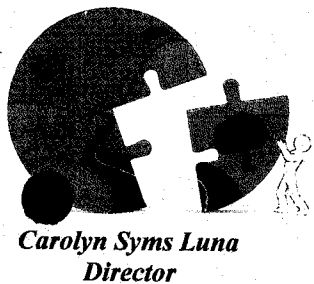
Environmental Health Clearance prior to final inspection.

TRANS DEPARTMENT

90.TRANS. 1                      MAP - WRCOG TUMF

RECOMMND

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** June 3, 2013  
**TO:** Planning Director  
**FROM:** H. P. Kang, Project Planner  
**RE:** Item No. 2.9 – Parcel Map No. 36412 (Jeff Simcox)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Additional Findings:

- a. On March 20, 2007, the Board of Supervisors adopted a Mitigated Negative Declaration for Environmental Assessment (EA) No. 40721 for Tentative Tract Map No. 34587. EA No. 40721 analyzed the subdivision of 43.4 acres into nine (9) residential lots with a minimum lot size of five acres for an overall density of 0.20 dwelling units per acre.
- b. The potential environmental effects of Tentative Tract Map No. 34587 were fully studied in EA No. 40721.
- c. Parcel Map No. 36412 proposes to subdivide the same 43.4 acres into one 10.1 acre parcel and one 33.3 acre parcel with no request to construct any new residential developments. For Clarification purposes, the proposed parcel map is a two lot subdivision of 43.4 acres of land with two existing single family residential structures that will be divided into 10.1 and 33.3 acre pieces.
- d. Parcel Map No. 36412 is not located in a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Cell.
- e. The clarification of MSHCP Criteria Cell analysis will not result in any new significant environmental effects not identified in EA No. 40721, nor will it substantially increase the severity of the environmental effects identified in EA No. 40721.
- f. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible.
- g. All of the mitigation measures from the EA No. 40721 are incorporated into the Parcel Map No. 36412 Conditions of Approval except for 60. E. HEALTH.1 (MAP-SSD PLAN INFO REQD) because no new development and/or pad is proposed or created.
- h. An updated archaeological study was prepared by Archaeology Associates in March 2013 and identified an archaeological study area. However, the result of the area is that there is no impact with this parcel map proposal and recommends no further study or analysis.

- i. All of the archaeological conditions have been updated to the latest standard verbiage and 50.PLANNING.26 has been added to address any future development concerns of the site.

2. Additional Conclusions:

- a. The decrease in number of lots and no new residential construction will have less environmental effects than those identified in EA No. 40721.
- b. As a result, no further environmental documentation is required for Parcel Map No. 36412 because all potentially significant effects have been adequately analyzed in the earlier Mitigated Negative Declaration and have been avoided or mitigated pursuant to the earlier Mitigated Negative Declaration.

3. Additional Conditions:

- a. 60.EPD.4 EPD – 30 DAY BURROWING OWL SUR

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

- b. 20.PLANNING.3 MAP – MOBILE HOME CONVERSION

The applicant shall pull building permits for the conversion of the existing mobile home on parcel 1 to a single family residence within 2 weeks of Parcel Map No. 36412 being recorded as referenced in Condition of Approval 50.PLANNING.25 and constructed soon after.

- c. 50.PLANNING.25 MAP – MOBILE HOME CONVERSION

Prior to recordation, building plans for a mobile home conversion to a single family residence for proposed parcel must be submitted, paid for, reviewed and approved by the Building and Safety Department.

- d. 50.PLANNING.26 MAP – ECS CULTURAL RESOURCES

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate that this site (PM36412) may contain sensitive cultural



resources. In addition, a note shall be placed on the ECS as follows: "This site, as indicated in County Archaeological Report (PDA) No. 4766R1, archaeological site Primary # 33-021053 (CA-RIV-10910) is located on this site. Also, pursuant to PDA-4766R1, avoidance of this site is recommended, if feasible. Hence, prior to any grading permit or building permit issuance, a County qualified Archaeologist shall be retained to evaluate the proposed grading/building plans to evaluate the potential impact to archaeological resources at this site as well as avoidance of this archaeological site."

4. Modified Condition:

a. 50.TRANS.1

Sufficient public street right-of-way along Glen Oaks Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

*Sufficient public street right-of-way along Via Broza shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106 Section "A" and County Standard No. 800, Ordinance 461.*

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

DATE: May 24, 2012

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
3rd District Supervisor

3rd District Planning Commissioner  
Temecula Valley Unified School Dist.  
Rancho California Water Dist.  
Southern California Edison  
Verizon  
Reg. Water Quality Control Board-San Diego  
Eastern Information Center (UCR)

**TENTATIVE PARCEL MAP NO. 36412** – EA42515 – Applicant: Jeff Simcox – Engineer/Representative: SDH & Associates, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Glen Oaks Road, Southerly of Via Broza and westerly of Bella Vista Road – 46.8 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** Schedule H subdivision of 46.8 gross acres into one 10.1 acre parcel and one 23.7 acre parcel. – APN: 924-330-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 21, 2012**. 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 **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at **KHESTERL@rctlma.org** / **MAILSTOP# 1070**.

**COMMENTS:**

FILE COPY

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.*

# EASTERN INFORMATION CENTER

## CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Department of Anthropology, University of California, Riverside, CA 92521-0418

(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu

Inyo, Mono, and Riverside Counties

August 17, 2012

TO: Kinika Hesterly  
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review  
Case: PM-36412/EA No. 42515

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- \_\_\_ The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- \_\_\_ Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- \_\_\_ A Phase I cultural resource study (RI- ) identified one or more cultural resources.
- \_\_\_ The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (part of RI-2665) identified no cultural resources within the boundaries of the project area. Further study is not recommended.
- \_\_\_ There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- \_\_\_ Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- \_\_\_ The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.
  - \_\_\_ Phase I Records search and field survey
  - \_\_\_ Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
  - \_\_\_ Phase III Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
  - \_\_\_ Phase IV Monitor earthmoving activities

### COMMENTS:

If you have any questions, please contact us.

Eastern Information Center



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

August 30, 2012

**VIA E-Mail and USPS**

**RE: Request for Information for the PM 36412 located adjacent to Glen Oaks Road near Temecula, Riverside County (Archaeological Associates)**

Dear Ms. White;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

The Tribe has serious concerns about the proposed Project. Because we have been working in this area for many years, we are familiar with this particular cultural landscape and have additional information we would like to share concerning sites the Tribe considers to be significant. Several recorded cultural sites are located within a close proximity, including a sacred site and a village and it appears from aerial photographs that there is an existing drainage on the property. The presence of water as well as known cultural sites in a close proximity is a fairly good indicator that cultural resources may exist either surface or subsurface. Furthermore, the high number of bedrock outcrops within the parcel increases the potential to identify bedrock milling features, rock shelters and rock art, among other cultural resources. As there was little information provided in the scoping notice, we are interested in receiving additional information as indicated below for review and comment.

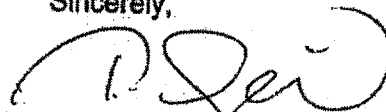
Currently the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency (either through the CEQA or SB18 process); and
- 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at [eozdil@pechanga-nasn.gov](mailto:eozdil@pechanga-nasn.gov) or 951-770-8113.

Sincerely,



Tuba Ebru Ozdil  
Cultural Planner



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CCOD6364

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36412

DATE SUBMITTED: 9-20-11 5/17/12

### APPLICATION INFORMATION

Applicant's Name: JEFF SIMCOX

E-Mail: \_\_\_\_\_

Mailing Address: P.O. BOX 890281

TEMECULA

Street  
CA 92589

City

State

ZIP

Daytime Phone No: (909) 319-9661

Fax No: (951) 699-0584

Engineer/Representative's Name: SDH & ASSOCIATES, INC (Steve Sommers)

E-Mail: STEVE@SDHINC.NET

Mailing Address: 5225 CANYON CREST DRIVE 71-439

RIVERSIDE

Street  
CA 92507

City

State

ZIP

Daytime Phone No: (951) 683-3691

Fax No: (951) 788-2314

Property Owner's Name: JEFF SIMCOX

E-Mail: \_\_\_\_\_

Mailing Address: SAME AS ABOVE

Helene Mendelson

Street

City

State

ZIP

Daytime Phone No: ( ) \_\_\_\_\_

Fax No: ( ) \_\_\_\_\_

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

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

EA 42515  
CFG05890

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jeffrey M Simcox

PRINTED NAME OF APPLICANT

Jeffrey M Simcox

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.

Jeffrey M Simcox

PRINTED NAME OF PROPERTY OWNER(S)

Helene Mendelson

PRINTED NAME OF PROPERTY OWNER(S)

Jeffrey M Simcox

SIGNATURE OF PROPERTY OWNER(S)

Helene Mendelson

SIGNATURE OF PROPERTY OWNER(S)

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

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

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 924-330-005

Section: 19.20 Township: 7 S. Range: 1 W.

Approximate Gross Acreage: 46.8

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Glen Oaks Rd, South of Via Broza, East of \_\_\_\_\_, West of Bella Vista.

Thomas Brothers map, edition year, page number, and coordinates: 2003, Map 930, E6 & F6

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):

Divide a 46.8 (gross) ac parcel in to two (10.1 (gross) ac and 23.6 (gross) ac parcels).

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). TL 34587 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 10 miles

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

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: NONE



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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?

N/A

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

N/A

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

N/A

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

N/A

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 ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

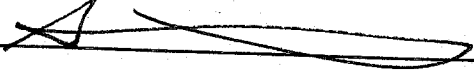
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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)  Date 4-3-12

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Director's Hearing to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36412** – No New Environmental Documents Required – Applicant: Jeff Simcox – Third/Third Supervisorial District – Location: Northerly of Glenoaks Road, Southerly of Via Broza and westerly of Bella Vista Road – **REQUEST:** a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

(Quasi Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 3, 2013  
PLACE OF HEARING: 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, H. P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.rctlma.org/planning/content/hearings/dh/current\\_dh.html](http://www.rctlma.org/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined 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. The Director's Hearing will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Director's Hearing at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Director's Hearing 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: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/19/2013,

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

APN (s) or case numbers Pm 36412 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

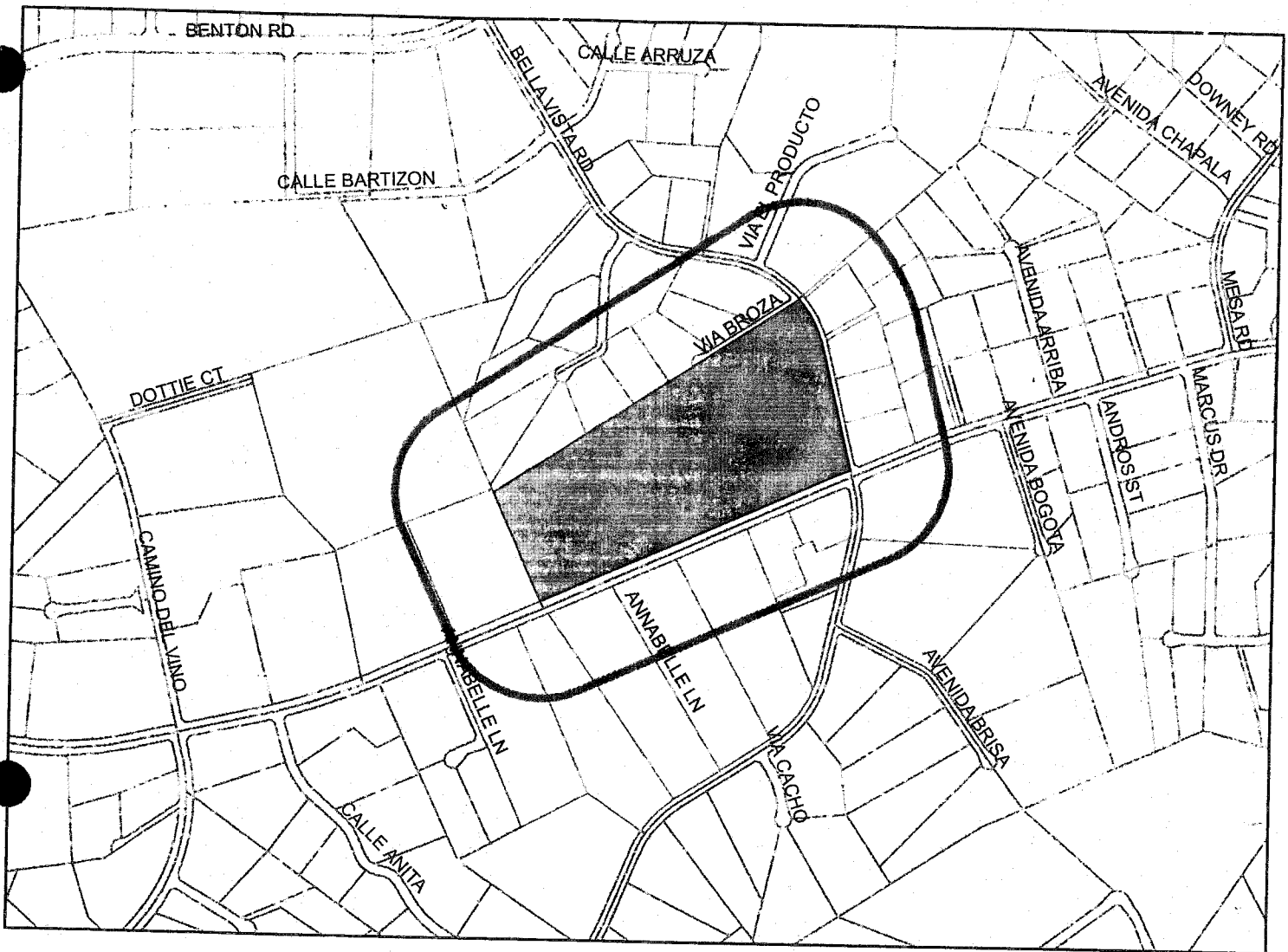
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

VALID UNTIL  
6/17/13

## PM36412 (600 feet buffer)



### Selected Parcels

924-330-008	941-130-005	941-130-006	941-140-022	924-310-008	924-290-028	941-140-023	941-140-001	924-340-003	924-340-001
924-340-002	924-330-007	924-290-021	924-310-007	924-330-009	924-290-024	924-290-022	924-300-005	924-300-008	941-140-029
941-140-031	924-330-005	924-320-006	924-290-025	941-140-018	924-320-010	924-330-011	941-140-026	924-290-026	924-320-007
924-330-006	924-320-008	924-330-010	924-330-012	924-290-023	924-290-027	941-140-025			



1,000 500 0 1,000 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: 924290021, APN: 924290021  
JILL PRIEBOY, ETAL  
37200 GLENOAKS  
TEMECULA, CA. 92592

ASMT: 924290028, APN: 924290028  
PAMELA COOPER, ETAL  
38980 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924290022, APN: 924290022  
NORMA WESOLOWSKI, ETAL  
37190 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924300008, APN: 924300008  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 924290023, APN: 924290023  
THEODORE WILSON  
39090 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924310007, APN: 924310007  
GOLDIE KLEIN  
P O BOX 890295  
TEMECULA CA 92589

ASMT: 924290024, APN: 924290024  
GREGORY JIGAMIAN  
39060 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924310008, APN: 924310008  
BEVERLY HOLCOMBE  
38860 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290025, APN: 924290025  
MARIA MONTES, ETAL  
39030 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924320006, APN: 924320006  
KAY DOCKINGS, ETAL  
38875 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924290026, APN: 924290026  
DOROTHY RITTER, ETAL  
P O BOX 890205  
TEMECULA CA 92589

ASMT: 924320007, APN: 924320007  
CHRISTIAN JONES, ETAL  
36525 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924290027, APN: 924290027  
THERESA KEENER  
38990 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924320008, APN: 924320008  
FRANCA FILES, ETAL  
36345 CALLE POCO  
TEMECULA, CA. 92592



ASMT: 924320010, APN: 924320010  
PAMELA SHANABARGER, ETAL  
38855 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924330011, APN: 924330011  
LYNN LAWSON, ETAL  
36350 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924330005, APN: 924330005  
HELENE MENDELSON, ETAL  
C/O HELENE MENDELSON  
36850 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330012, APN: 924330012  
TERRY KINNEY  
36386 CALLE POCO RD  
TEMECULA, CA. 92590

ASMT: 924330006, APN: 924330006  
ANNA THOMPSON, ETAL  
38941 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924340001, APN: 924340001  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330007, APN: 924330007  
PEGGY KNODEL, ETAL  
36970 VIA BROZA  
TEMECULA CA 92592

ASMT: 924340002, APN: 924340002  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS  
TEMECULA CA 92592

ASMT: 924330008, APN: 924330008  
NOELLE FIORE, ETAL  
36900 VIA BROZA  
TEMECULA, CA. 92592

ASMT: 924340003, APN: 924340003  
DAVID PEREZ  
36550 GLENOAKS RD  
TEMECULA, CA. 92592

ASMT: 924330009, APN: 924330009  
CARRIE DRAGON, ETAL  
36425 CALLE POCO RD  
TEMECULA, CA. 92592

ASMT: 941130006, APN: 941130006  
BELLAGLEN  
C/O JOHN MCLAUGHLIN  
711 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 924330010, APN: 924330010  
TERI RICE  
P O BOX 890507  
TEMECULA CA 92589

ASMT: 941140001, APN: 941140001  
CATHERINE GIBSON, ETAL  
35320 LINDA ROSEA  
TEMECULA CA 92592



ASMT: 941140018, APN: 941140018  
NORMA LEASE  
37001 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 941140022, APN: 941140022  
BEN ANDERSON  
P O BOX 890130  
TEMECULA CA 92589

ASMT: 941140023, APN: 941140023  
CLIFFORD NICHOLS  
P O BOX 891657  
TEMECULA CA 92589

ASMT: 941140025, APN: 941140025  
DEBRA CARLSON, ETAL  
39235 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 941140026, APN: 941140026  
LARENA PENHALL, ETAL  
37075 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 941140031, APN: 941140031  
JEAN CHANG, ETAL  
P O BOX 893040  
TEMECULA CA 92589



Temecula Wine Growers  
P.O. Box 1601  
Temecula, CA 92593

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

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

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

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

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

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

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

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

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

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

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

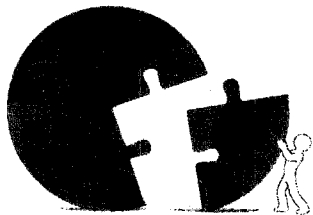
Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 92593

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant/Owner:  
Jeff Simcox  
P. O. Box 890281  
Temecula, CA 92589

Engineer:  
Steve Sommers  
SDH & Associates, Inc.  
5225 Canyon Crest Drive 71-439  
Riverside, CA 92507



# 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.

Tentative Parcel Map No. 36412, EA No. 42515

*Project Title/Case Numbers*

H. P. Kang

*County Contact Person*

(951) 955-1888

*Phone Number*

N/A

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

Jeff Simcox

*Project Applicant*

P. O. Box 890281, Temecula, CA 92589

*Address*

Located at the northwesterly corner of Glenoaks Road and Bella Vista Road and southerly of Via Broza.

*Project Location*

A Schedule H tentative parcel map to subdivide 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that "nothing further is required" was prepared for the project, pursuant to the provisions of the California Environmental Quality Proof of prior payment + \$64.00.
3. A Mitigated Negative Declaration (MND) was adopted by the County for E A No. 40721 which was prepared for TR34587, and has been reviewed and analyzed relative to this propose project and it has been determined that while the proposed project could have a significant effect on the environment nothing further is required because a.) all potential significant effects have been adequately analyzed in an earlier MND pursuant to applicable legal standards and b.) have been avoided or mitigated pursuant to that earlier MND, including revisions or mitigation measures that are imposed upon this project.
4. Mitigation measures WERE made a condition of the approval of the project.
5. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
6. A statement of Overriding Considerations WAS NOT adopted for the project.

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

*Signature*

Project Planner

*Title*

*Date*

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

DM/rj

Please charge deposit fee case#: ZEA40721 ZCFG05890

**FOR COUNTY CLERK'S USE ONLY**

EA 40721

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt # 200700356

Lead Agency: COUNTY PLANNING Date: 03/26/2007

County Agency of Filing: Riverside Document No: 200700356

Project Title: EA 40721; TTM 34587

Project Applicant Name: SDH & ASSOCIATES INC Phone Number:

Project Applicant Address: 5225 CANYON CREST DR, STE 357 RIVERSIDE CA 92507

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	1800.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<b>1864.00</b>

Signature and title of person receiving payment: 

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1204373

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

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

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

Received from: SIMCOX JEFF  
paid by: CK 1161

\$64.00

CA FISH AND GAME FOR PM36412  
paid towards: CFG05890 CALIF FISH & GAME: DOC FEE  
at parcel: 36850 GLEN OAKS RD TEM  
appl type: CFG3

By

MGARDNER

May 17, 2012 16:38

posting date May 17, 2012

Account Code  
658353120100208100

Description  
CF&G TRUST: RECORD FEES

Amount  
\$64.00

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

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Director's Hearing to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36412** – No New Environmental Documents Required – Applicant: Jeff Simcox – Third/Third Supervisorial District – Location: Northerly of Glenoaks Road, Southerly of Via Broza and westerly of Bella Vista Road – **REQUEST:** a Schedule H subdivision of 43.4 gross acres into one 10.1 acre parcel and one 33.3 acre parcel.

(Quasi Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: June 3, 2013  
PLACE OF HEARING: 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, H. P. Kang at (951) 955-1888 or e-mail [hpkang@rctlma.org](mailto:hpkang@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.rctlma.org/planning/content/hearings/dh/current\\_dh.html](http://www.rctlma.org/planning/content/hearings/dh/current_dh.html).

The Riverside County Planning Department has determined 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. The Director's Hearing will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Director's Hearing at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Director's Hearing 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: H. P. Kang  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/11/2013.

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

APN (s) or case numbers PM36412 For

Company or Individual's Name Planning Department.

Distance buffered 600.

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

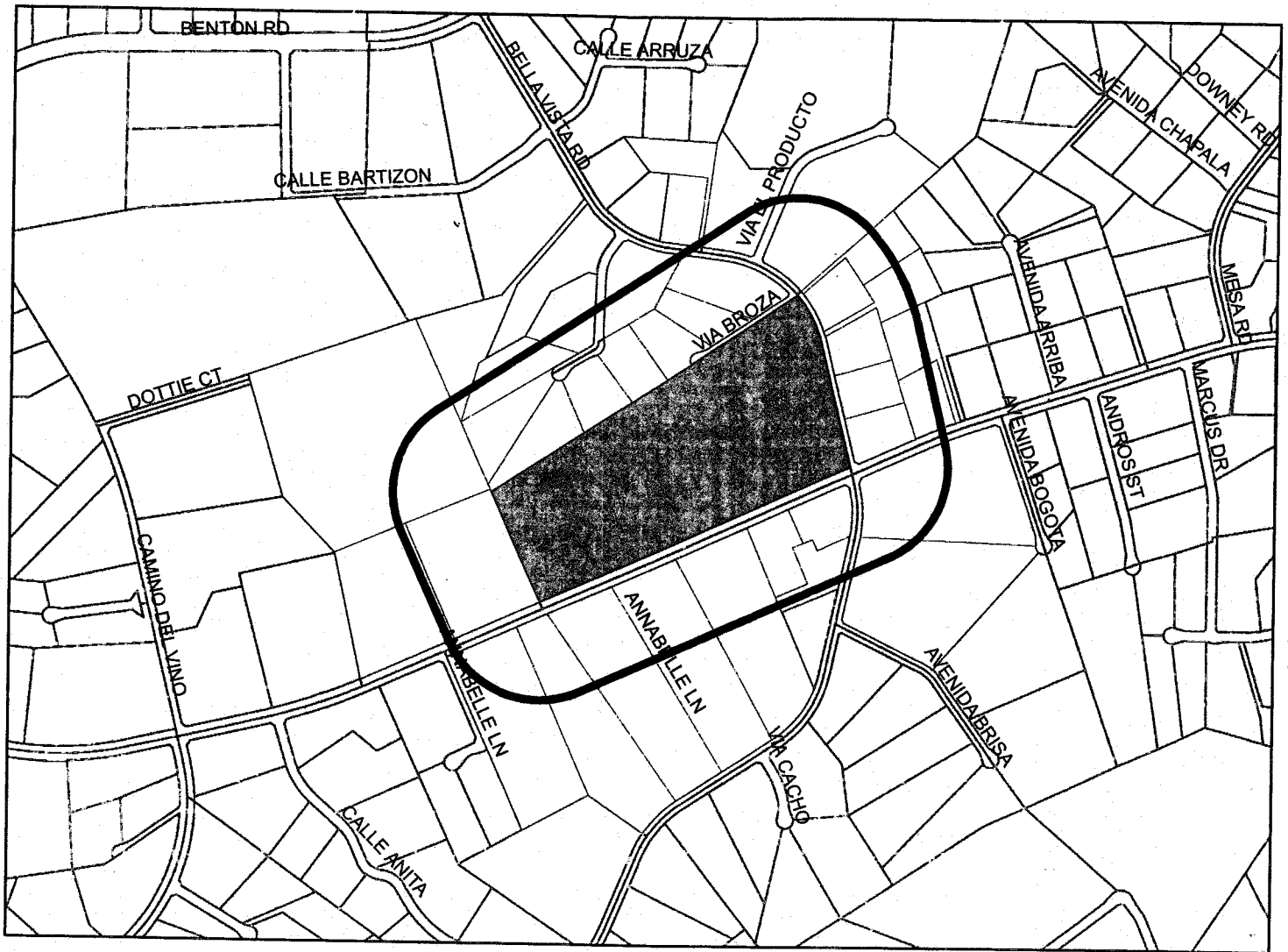
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

VALID  
9/9/13

## PM36412 (600 feet buffer)



### Selected Parcels

924-330-008	941-130-005	941-130-006	941-140-022	924-310-008	924-290-028	941-140-023	941-140-001	924-340-003	924-340-001
924-340-002	924-330-007	924-290-021	924-310-007	924-330-009	924-290-024	924-290-022	924-300-005	924-300-008	941-140-029
941-140-031	924-330-005	924-320-006	924-290-025	941-140-018	924-320-010	924-290-026	924-330-011	941-140-026	924-320-007
924-330-006	924-320-008	924-330-010	924-330-012	924-290-023	924-290-027	941-140-025			



1,000 500 0 1,000 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: 924290021, APN: 924290021  
JILL PRIEBOY, ETAL  
37200 GLENOAKS  
TEMECULA, CA. 92592

ASMT: 924290022, APN: 924290022  
NORMA WESOLOWSKI, ETAL  
37190 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924290023, APN: 924290023  
THEODORE WILSON  
39090 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290024, APN: 924290024  
GREGORY JIGAMIAN  
39060 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290025, APN: 924290025  
MARIA MONTES, ETAL  
39030 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290026, APN: 924290026  
MELINDA HELLAND, ETAL  
11248 ORR & DAY RD  
NORWALK CA 90650

ASMT: 924290027, APN: 924290027  
THERESA KEENER  
38990 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924290028, APN: 924290028  
PAMELA COOPER, ETAL  
38980 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924300008, APN: 924300008  
GIZELLA CZIRAKI, ETAL  
2242 N HWY 395  
FALLBROOK CA 92028

ASMT: 924310007, APN: 924310007  
GOLDIE KLEIN  
P O BOX 890295  
TEMECULA CA 92589

ASMT: 924310008, APN: 924310008  
BEVERLY HOLCOMBE  
38860 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924320006, APN: 924320006  
KAY DOCKINGS, ETAL  
38875 BELLA VISTA  
TEMECULA, CA. 92592

ASMT: 924320007, APN: 924320007  
CHRISTIAN JONES, ETAL  
36525 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924320008, APN: 924320008  
FRANCA FILES, ETAL  
36345 CALLE POCO  
TEMECULA, CA. 92592





ASMT: 924320010, APN: 924320010  
PAMELA SHANABARGER, ETAL  
38855 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924330011, APN: 924330011  
LYNN LAWSON, ETAL  
36350 CALLE POCO  
TEMECULA, CA. 92592

ASMT: 924330005, APN: 924330005  
HELENE MENDELSON, ETAL  
C/O HELENE MENDELSON  
36850 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330012, APN: 924330012  
TERRY KINNEY  
36386 CALLE POCO RD  
TEMECULA, CA. 92590

ASMT: 924330006, APN: 924330006  
ANNA THOMPSON, ETAL  
38941 BELLA VISTA RD  
TEMECULA, CA. 92592

ASMT: 924340001, APN: 924340001  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS RD  
TEMECULA, CA. 92592

ASMT: 924330007, APN: 924330007  
PEGGY KNODEL, ETAL  
36970 VIA BROZA  
TEMECULA CA 92592

ASMT: 924340002, APN: 924340002  
CHRISTINE FOOTE, ETAL  
36650 GLEN OAKS  
TEMECULA CA 92592

ASMT: 924330008, APN: 924330008  
NOELLE FIORE, ETAL  
36900 VIA BROZA  
TEMECULA, CA. 92592

ASMT: 924340003, APN: 924340003  
DAVID PEREZ  
36550 GLENOAKS RD  
TEMECULA, CA. 92592

ASMT: 924330009, APN: 924330009  
CARRIE DRAGON, ETAL  
36425 CALLE POCO RD  
TEMECULA, CA. 92592

ASMT: 941130006, APN: 941130006  
BELLAGLEN  
C/O JOHN MCLAUGHLIN  
711 E IMPERIAL HWY 200  
BREA CA 92821

ASMT: 924330010, APN: 924330010  
TERI RICE  
P O BOX 890507  
TEMECULA CA 92589

ASMT: 941140001, APN: 941140001  
CATHERINE GIBSON, ETAL  
35320 LINDA ROSEA  
TEMECULA CA 92592

