

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

105B



SUBMITTAL DATE:
April 25, 2013

FROM: TLMA - Planning Department

SUBJECT: AGRICULTURAL PRESERVE NO. 969, CHANGE OF ZONE NO. 7119 and TENTATIVE PARCEL MAP NO. 33345 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cerney Family Trust – First/First Supervisorial District - Location: northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road - **REQUEST:** The **Agricultural Preserve** case proposes to cancel a Williamson Act Preserve contract and diminish Rancho California Agricultural Preserve No. 23. The **Change of Zone** proposes to change the zoning of 21.56 gross acres from Light Agricultural - 10 Acre Minimum (A-1-10) to Residential Agricultural-5 Acre Minimum (R-A-5). The **Tentative Parcel Map** is a subdivision of 21.56 gross acres into four (4) parcels with a minimum five (5) acre size.

RECOMMENDED MOTION:

- 1) THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS: APPROVAL of AGRICULTURAL PRESERVE NO. 969**, to diminish the Rancho California Agricultural Preserve No. 23 by 21.56 acres and cancel the associated land conservation contract as depicted on Map No. 969, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1, pending adoption of the resolution for the Tentative Certificate of Cancellation; and,

Carolyn Synis Luna
Carolyn Synis Luna
Planning Director

(CONTINUED ON ATTACHED PAGE)

CSL: ms

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: July 30, 2013
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref. ATTACHMENTS FILED District: 1/1 Agenda Number:

16-1

REVIEWED BY EXECUTIVE OFFICE
 DATE *6/20/13*
 Tina Grande
 Departmental Concurrence
 FORM APPROVED COUNTY COUNSEL
 BY: *Michelle Clack*
 DATE *5/7/13*
 MICHELLE CLACK
 Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 969, CHANGE OF ZONE NO. 7119 and TENTATIVE PARCEL MAP NO. 33345

Page 2 of 3

2) **ADOPT RESOLUTION NO. 2013-099** approving Agricultural Preserve No. 969, issuing a Certificate of Tentative Cancellation, and Tentatively Diminishing Rancho California Agricultural Preserve No. 23 by 21.56 acres; and,

3) **AT THE FEBRUARY 3, 2010 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL;** and **THE PLANNING COMMISSION**

RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7119**, amending the zoning classification for the subject property from Light Agricultural- 10 Acre Minimum (A-1-10) to Residential Agricultural- 5 Acre Minimum (R-A-5) in accordance with the Exhibit #3, pending adoption of the final zoning ordinance and the Final Certificate of Cancellation; and,

TENTATIVE APPROVAL of **TENTATIVE PARCEL MAP NO. 33345**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report, pending adoption of the Final Certificate of Cancellation.

BACKGROUND:

Tentative Parcel Map No. 33345 and Change of Zone No. 7117 are being processed concurrently with Agricultural Preserve No 969. The Environmental Assessment studied the impacts of the Agricultural Preserve case in addition to the accompanying entitlements. The residential Parcel Map and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcel from the affected agricultural preserve. The property consists of one APN.

The Cerney Family Trust is requesting consideration of Agricultural Preserve No. 969 (AG00969). AG00969 proposes to diminish a total of 21.56 acres of Rancho California Agricultural Preserve No. 23, Map No. 366, and cancel the land conservation contract. On July 12, 2007, the Riverside County Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Rancho California Agricultural Preserve No. 23, Map No. 366, as depicted on Map No. 969. CAPTAC recommended APPROVAL of the proposed cancellation. The Planning Director concurs based on the findings and conclusions found in Attachment No. 1.

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 969, CHANGE OF ZONE NO. 7119 and TENTATIVE
PARCEL MAP NO. 33345

Page 3 of 3

Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (DOC) for a mandatory 30-day review and comments. The DOC responded in a letter dated February 29, 2008, which is attached for reference. The letter indicated that there was not enough information provided to the DOC to properly ascertain that the required finds are satisfied. The DOC will receive notification of the hearing and this Form 11 with attachments for review. The attached findings and conclusions provide the information requested by the DOC. Additionally, an agricultural cancellation land valuation is attached to this Form 11.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

DOC # 2013-0385624
08/07/2013

Customer Copy Label

The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward

County of Riverside
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2013-099

Title of Document

**APPROVING AGRICULTURAL PRESERVE NO. 969,
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION
AND DIMINISHING RANCHO CALIFORNIA AGRICULTURAL PRESERVE**

(FIRST SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 16-1 of 07/30/13)

**RESOLUTION NO. 2013-099
APPROVING AGRICULTURAL PRESERVE NO. 969,
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION
AND DIMINISHING RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23
(Government Code Section 51283.4)**

WHEREAS, a contract was executed pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Rancho California Agricultural Preserve No. 23; and,


WHEREAS, Rancho Palta #54-55 (a California limited partnership) entered into such land conservation contract dated January 1, 1976, with the County of Riverside for land that is currently identified as Assessor's Parcel No. (APN) 934-170-011 , formerly APN 905-120-030 (the "Property"), which was recorded on February 26, 1976 as Instrument No. 24962, in the office of the County Recorder of Riverside County, California (the "Land Conservation Contract"); and,

WHEREAS, the Property is described in Exhibit A, attached hereto and incorporated herein by reference, entitled "MAP NO. 322, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969, AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969"; and,

WHEREAS, the Property's current owners, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, filed a Notice of Nonrenewal, which was recorded on April 13, 2006, as Instrument No. 2012-0069048, in the office of the County Recorder of Riverside County, California; and,

WHEREAS, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, petitioned to cancel the Land Conservation Contract as it applies to the 21.56-acre parcel, as depicted on said Map No. 969, and to diminish Rancho California Agricultural Preserve No. 23, Map No. 366, by removing said 21.56-acre area from the boundaries of said agricultural preserve; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 5/3/13
MICHELLE CLACK

1 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental
2 Assessment No. 40044; and,

3 **WHEREAS**, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, have
4 proposed, if the cancellation is approved, that the Property will be used for the following alternative use:
5 Parcel Map No. 33345 will subdivide 21.56 gross acres into four (4) parcels with a minimum five (5) acre
6 lot size for future residential single family use (the "Parcel Map"); and,

7 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
8 of the Government Code, has been determined and certified by the Board of Supervisors to be
9 \$40,375.00; and,

10 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
11 Supervisors on June 18, 2013.

12 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
13 of the County of Riverside, State of California, in regular session assembled on June 18, 2013, that:

14 1. The above recitals are incorporated herein by this reference.

15 2. The subject parcel affected by the proposed diminishment is included under the Land
16 Conservation Contract.

17 3. Pursuant to the owner's Notice of Nonrenewal submitted on April 13, 2006, the Land
18 Conservation Contract on the 21.56 -acre parcel will expire on April 13, 2016 (GC§51245 and R&T Code
19 §426(c)).

20 4. The cancellation fee was determined by the Riverside County Assessor's Office to be
21 \$40,375.00.

22 5. The vacant 21.56 gross-acre parcel subject to the Land Conservation Contract is located
23 northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road, in the Rancho
24 California area of western Riverside County.

25 6. According to the Natural Resource Conservation Service, the Soils Capability
26 Classification as indicated in the USDA Soil Survey for Western Riverside County indicates that the site
27 is one hundred (100) percent within Class VII, and Class VIII.

1 7. The Parcel Map and associated change of zone are being processed with this Agricultural
2 Preserve case and constitute the proposed alternative land use for the 21.56 gross acres area that is the
3 subject of this diminishment and cancellation. The proposed alternative land use is consistent with the
4 Riverside County General Plan.

5 8. The alternative land uses that will be developed in accordance with the Parcel Map will be
6 in the public's best interest because the change will be an economic benefit for the Rancho California area
7 in particular and the County as a whole because it will provide additional housing as required in the
8 Housing Element of the General Plan.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

10 1. The cancellation is for land on which a Notice of Nonrenewal has been served.

11 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural
12 use. The cancellation will only remove 21.56 gross acres, leaving 510.43 gross acres in the Agricultural
13 Preserve. This will ensure long-term continued agricultural production on a substantial portion of the
14 preserve and encourage agricultural use on adjacent lands.

15 3. The cancellation is for an alternative use that is consistent with the applicable provisions of
16 the General Plan, as the use is consistent with the residential uses permitted by the General Plan.

17 4. The cancellation will not result in discontinuous patterns of urban development because:

18 a. The proposed zoning classification (Residential Agricultural- 5 Acre Minimum (R-A-5))
19 matches the existing zoning to the west and to the south of the subject site

20 b. The residential lots proposed are large enough to be compatible with continued agricultural
21 activities. Both farming and residential uses are permitted in the zone.

22 c. The General Plan permits lots as small as 5 acres in the Santa Rosa Plateau/De Luz Policy
23 Area (Area). Residential parcels with a minimum of five (5) acres may be established in this Area
24 provided the subdivision meets specified requirements. The Parcel Map meets these requirements
25 because it is located in this Area, the Property is designated Rural: Rural Mountainous, all
26 required access does not cross areas of slope instability, grading has been minimized and all septic
27 areas are contained in areas of less than 25% slope.

1 d. The two non-contracted parcels that are contiguous to the subject property have already
2 been subdivided into 5 acre parcels, as are many of the parcels in the area. So the proposed map is
3 continuing the patterns of development prevalent in the area.

4 5. As indicated in the County Geographic Information System maps, many parcels in this
5 area are subject to contract or still within the boundaries of an agricultural preserve.

6 6. The size and scope of the Parcel Map allows residential structures to buffer any
7 surrounding agricultural operations.

8 7. Development of the contracted land would provide more contiguous patterns of
9 development than development of proximate non contracted land because:

10 a. The applicant does not own any of the surrounding property.

11 b. The area has received significantly reduced allocations of water, traditionally used for
12 farming. As a result, the project area has been fallow for some time. The water limitations are not
13 likely to change in the future; thus, an alternative use of large residential lots uses will be a better
14 use of the land than fallow farmland that can no longer be farmed. The larger farms surrounding
15 the site are better suited to accommodate the water restrictions while smaller parcels like this
16 cannot bear the burden of the restrictions.

17 c. The properties contiguous to the site have already been subdivided to the maximum extent
18 permitted by the General Plan.

19 d. The residential lots proposed are large enough to be compatible with continued agricultural
20 activities. Both farming and residential uses are permitted in the zone.

21 e. Nearby parcels are already under contract, already developed with existing uses, or not
22 suitable for the project due to the existing topography within the area.

23 8. Cancelling Agricultural Preserve Contract No. 969 and diminishing Rancho California
24 Agricultural Preserve No. 23 by removing 21.56 gross acres will not have a significant adverse effect
25 upon the environment and a Mitigated Negative Declaration for Environmental Assessment No. 40044 is
26 adopted based on the findings incorporated in the initial study.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with
2 the following conditions prior to issuance of a Certificate of Final Cancellation as outlined in Government
3 Code Section 51283.4:

- 4 1. The cancellation fee of \$40,375.00 shall be paid; and,
- 5 2. All conditions necessary for the County to issue grading permits for any portion of the
6 Parcel Map shall have been met; and,
- 7 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
8 enumerated in this Certificate of Tentative Cancellation have been satisfied.

9 Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies
10 have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of
11 Final Cancellation.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
13 file and record copies of this resolution, map and boundary description, in the office of the County
14 Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of
15 the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County; and,
16 that, upon fulfillment of all of the conditions, the landowner will be entitled to a Certificate of Final
17 Cancellation that provides as follows:

- 18 1. Rancho California Agricultural Preserve No. 23, Map No. 366, adopted on February 26,
19 1975, will be amended by deleting there from the area shown on the map entitled "MAP NO. 322,
20 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969,
21 AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969," and described by boundary description
22 thereof, said map and description both being on file in the Office of the Clerk of the Board.
- 23 2. The Land Conservation Contract, dated January 1, 1976, and recorded in the Office of the
24 County Recorder of Riverside County, California, on February 26, 1976, as Instrument No. 24962, will be
25 canceled to the extent said contract applies to land referenced in the petition for cancellation of the
26 aforementioned property owner, thereby removing from the effect of said contract the real property in the
27 County of Riverside, State of California, described in the exhibit entitled, "MAP NO. 322, RANCHO
28

1 CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969,
2 AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969.”

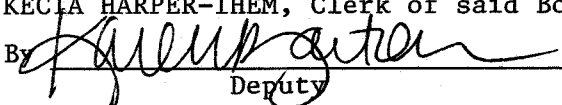
3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
4 cancellation fee of \$40,375.00 is not paid within one year following the recordation of this Certificate of
5 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
6 51283.4 (a), and the landowner shall be required to pay the applicable portion of the recomputed fee as a
7 condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
9 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
10 if the Board finds that such amendment is consistent with the findings made pursuant to Government
11 Code Section 51282.

12
13 ROLL CALL:

14 Ayes: Jeffries, Tavaglione, Benoit and Ashley
15 Nays: None
16 Absent: Stone

17 The foregoing is certified to be a true copy of a resolution duly
18 adopted by said Board of Supervisors on the date therein set forth.

19 KECIA HARPER-IHEM, Clerk of said Board
20 By  Deputy
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**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

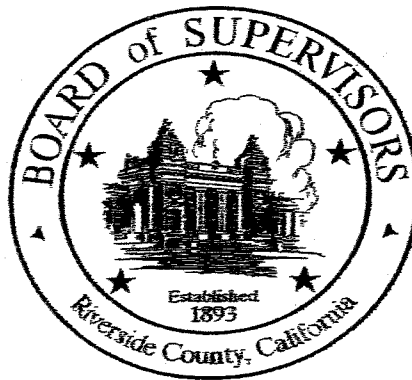
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riverside.asrcfrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

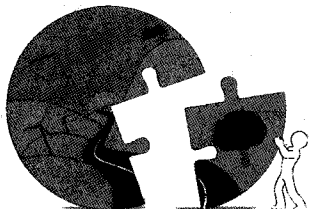
7-30-13

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

105B

DATE: April 8, 2013

TO: Clerk of the Board of Supervisors

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

07.30.2013

SUBJECT: AGRICULTURAL PRESERVE NO. 969, CHANGE OF ZONE NO. 7119 and TENTATIVE PARCEL MAP NO. 33345

(Charge your time to these case numbers)

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

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG3500)

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

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

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

"Planning Our Future... Preserving Our Past"

ATTACHMENT NO. 1

To FORM11 for AGRICULTURAL PRESERVE CASE NO. 969 (AG00969)

CONDITIONS OF APPROVAL for Agriculture Preserve No. 969 (AG00969):

The applicant shall comply with the following conditions prior to issuance a Certificate of Final Cancellation as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$40,375.00 for AG00969 shall be paid (if paid within this calendar year, otherwise a re-valuation will be required); and,
2. All conditions necessary for the County to issue grading permits for the Parcel Map shall have been met.
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in the Certificate of Tentative Cancellation have been satisfied.

Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation, which shall include the diminishment of the preserve, and final adoption of Change of Zone No. 7119 and final approval of Tentative Parcel Map No. 33345.

FINDINGS:

1. The 21.56 gross acre site is subject to an agricultural preserve contract.
2. The site is located in the Southwest Area plan, more specifically it is located northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road.
3. The project site is currently vacant farmland.
4. According to the Natural Resource Conservation Service, the Soils Capability Classification as indicated in the USDA Soil Survey for Western Riverside County indicates that the site is one hundred (100) percent within Class VII, and Class VIII.
5. The Cerny Living Trust has entered into a land conservation contract with the County of Riverside for land within Rancho California Preserve No. 23. This contract is dated January 1, 1976 and was recorded on February 26, 1976 as Instrument No. 24962 in the Office of the County Recorder of Riverside, California.
6. The subject parcel affected by the proposed diminishment is included under this single contract.
7. The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245. A Notice of Non-Renewal was filed with the Planning Department on April 13, 2006, and was recorded by the Riverside County Clerk and Recorder on April 13, 2006 as Instrument No. 2006-0266400. Accordingly, the Board, by a majority of its members, finds that the cancellation is for land on which a notice of non-renewal has been served.

ATTACHMENT NO. 1

To FORM11 for AGRICULTURAL PRESERVE CASE NO. 969 (AG00969)

8. Pursuant to the owner's notice of non-renewal submitted on April 13, 2006, the land conservation contract on the subject parcels will expire on April 13, 2016 (GC§51245 and R&T Code §426(c)).
9. Tentative Parcel Map No. 33345 and accompanying entitlements are being processed with this Agricultural Preserve case. The residential Parcel Map and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancelation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The Parcel Map proposes to subdivide 21.56 gross acres into four (4) residential parcels with a minimum five (5) acre lot size.
10. Upon approval of Tentative Parcel Map and accompanying entitlements, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning. While the General Plan Land Use Designation for the site requires 10 acre minimum lot sizes, the Santa Rosa/De Luz General Plan Policy permits 5 acre residential lots if certain provisions are satisfied, including minimal grading and appropriate septic areas are provided on the map. The proposed map satisfies these requirements, and is therefore consistent with the General Plan.
11. The cancelation fee was determined by the Riverside County Assessor's Office to be \$40,375.00 for the 2013 calendar year.
12. The cancelation is not likely to result in the removal of adjacent lands from agricultural use, as the proposed use will not attract large numbers of visitors or residents. The cancellation will only remove 21.56 gross acres, leaving 510.43 gross acres in the Agricultural Preserve. This will ensure long-term continued agricultural production on a substantial portion of the preserve and encourage agricultural use on adjacent lands.
13. The cancelation will not result in discontinuous patterns of urban development because:
 - a. The proposed zoning classification (Residential Agricultural- 5 Acre Minimum (R-A-5)) matches the existing zoning to the west and to the south of the subject site.
 - b. The residential lots proposed are large enough to be compatible with continued agricultural activities. Both farming and residential uses are permitted in the zone.
 - c. The General Plan permits lots as small as 5 acres in the Santa Rosa Plateau/De Luz Policy Area (Area). Residential parcels with a minimum of five (5) acres may be established in this Area provided the subdivision meets specified requirements. The Parcel Map meets these requirements because it is located in this Area, the Property is designated Rural: Rural Mountainous all required access does not cross areas of slope instability, grading has been minimized and all septic areas are contained in areas of less than 25% slope.
 - d. The two non-contracted parcels that are contiguous to the subject property have already been subdivided into 5 acre parcels, as are many of the parcels in the area. So the proposed map is continuing the patterns of development prevalent in the area.

ATTACHMENT NO. 1

To FORM11 for AGRICULTURAL PRESERVE CASE NO. 969 (AG00969)

14. Development of the contracted land would provide more contiguous patterns of development than development than the development of proximate non contracted land because:
 - a. The applicant does not own any of the surrounding property.
 - b. The area has received significantly reduced allocations of water, traditionally used for farming. As a result, the project area has not been farmed for some time. The water limitations are not likely to change in the future; thus, an alternative use of large residential lots uses will be a better use of the land than an abandoned farm. The larger farm collectives surrounding the site to the north are better suited to accommodate the water restrictions while smaller parcels like this cannot bear the burden of the restrictions.
 - c. The properties contiguous to the site have already been subdivided to the maximum extent permitted by the General Plan.
 - d. The residential lots proposed are large enough to be compatible with continued agricultural activities. Both farming and residential uses are permitted in the zone.
 - e. Nearby parcels are already under contract, already developed with existing uses, or not suitable for the project due to the existing topography within the area.

CONCLUSIONS:

1. The cancelation is for land on which a notice of non-renewal has been served.
2. The cancelation will not result in the removal of adjacent lands from agricultural use beyond that already envisioned by the Board of Supervisors and the General Plan. Accordingly, the Board, by a majority of its members, finds that the proposed cancellation is not likely to result in the removal of adjacent lands from agricultural use.
3. The cancelation is for an alternative use which will be consistent with the applicable provisions of the County General Plan upon project approval.
4. The cancelation will not result in discontiguous patterns of urban development.
5. Development of the contracted land would provide more contiguous patterns of development than development than the development of proximate non contracted land.

**RESOLUTION NO. 2013-099
APPROVING AGRICULTURAL PRESERVE NO. 969,
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION
AND DIMINISHING RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23
(Government Code Section 51283.4)**

WHEREAS, a contract was executed pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Rancho California Agricultural Preserve No. 23; and,

WHEREAS, Rancho Palta #54-55 (a California limited partnership) entered into such land conservation contract dated January 1, 1976, with the County of Riverside for land that is currently identified as Assessor's Parcel No. (APN) 934-170-011 , formerly APN 905-120-030 (the "Property"), which was recorded on February 26, 1976 as Instrument No. 24962, in the office of the County Recorder of Riverside County, California (the "Land Conservation Contract"); and,

WHEREAS, the Property is described in Exhibit A, attached hereto and incorporated herein by reference, entitled "MAP NO. 322, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969, AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969"; and,

WHEREAS, the Property's current owners, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, filed a Notice of Nonrenewal, which was recorded on April 13, 2006, as Instrument No. 2012-0069048, in the office of the County Recorder of Riverside County, California; and,

WHEREAS, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, petitioned to cancel the Land Conservation Contract as it applies to the 21.56-acre parcel, as depicted on said Map No. 969, and to diminish Rancho California Agricultural Preserve No. 23, Map No. 366, by removing said 21.56-acre area from the boundaries of said agricultural preserve; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)

BY: *Michelle Clack* DATE: 5/7/13
MICHELLE CLACK

1 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental
2 Assessment No. 40044; and,

3 **WHEREAS**, Wesley Cerny and Durunee Cerny, Co-Trustees of the Cerny Living Trust, have
4 proposed, if the cancellation is approved, that the Property will be used for the following alternative use:
5 Parcel Map No. 33345 will subdivide 21.56 gross acres into four (4) parcels with a minimum five (5) acre
6 lot size for future residential single family use (the "Parcel Map"); and,

7 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
8 of the Government Code, has been determined and certified by the Board of Supervisors to be
9 \$40,375.00; and,

10 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
11 Supervisors on June 18, 2013.

12 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
13 of the County of Riverside, State of California, in regular session assembled on June 18, 2013, that:

14 1. The above recitals are incorporated herein by this reference.

15 2. The subject parcel affected by the proposed diminishment is included under the Land
16 Conservation Contract.

17 3. Pursuant to the owner's Notice of Nonrenewal submitted on April 13, 2006, the Land
18 Conservation Contract on the 21.56 -acre parcel will expire on April 13, 2016 (GC§51245 and R&T Code
19 §426(c)).

20 4. The cancellation fee was determined by the Riverside County Assessor's Office to be
21 \$40,375.00.

22 5. The vacant 21.56 gross-acre parcel subject to the Land Conservation Contract is located
23 northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road, in the Rancho
24 California area of western Riverside County.

25 6. According to the Natural Resource Conservation Service, the Soils Capability
26 Classification as indicated in the USDA Soil Survey for Western Riverside County indicates that the site
27 is one hundred (100) percent within Class VII, and Class VIII.

1 7. The Parcel Map and associated change of zone are being processed with this Agricultural
2 Preserve case and constitute the proposed alternative land use for the 21.56 gross acres area that is the
3 subject of this diminishment and cancellation. The proposed alternative land use is consistent with the
4 Riverside County General Plan.

5 8. The alternative land uses that will be developed in accordance with the Parcel Map will be
6 in the public's best interest because the change will be an economic benefit for the Rancho California area
7 in particular and the County as a whole because it will provide additional housing as required in the
8 Housing Element of the General Plan.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

10 1. The cancellation is for land on which a Notice of Nonrenewal has been served.

11 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural
12 use. The cancellation will only remove 21.56 gross acres, leaving 510.43 gross acres in the Agricultural
13 Preserve. This will ensure long-term continued agricultural production on a substantial portion of the
14 preserve and encourage agricultural use on adjacent lands.

15 3. The cancellation is for an alternative use that is consistent with the applicable provisions of
16 the General Plan, as the use is consistent with the residential uses permitted by the General Plan.

17 4. The cancellation will not result in discontinuous patterns of urban development because:

18 a. The proposed zoning classification (Residential Agricultural- 5 Acre Minimum (R-A-5))
19 matches the existing zoning to the west and to the south of the subject site

20 b. The residential lots proposed are large enough to be compatible with continued agricultural
21 activities. Both farming and residential uses are permitted in the zone.

22 c. The General Plan permits lots as small as 5 acres in the Santa Rosa Plateau/De Luz Policy
23 Area (Area). Residential parcels with a minimum of five (5) acres may be established in this Area
24 provided the subdivision meets specified requirements. The Parcel Map meets these requirements
25 because it is located in this Area, the Property is designated Rural: Rural Mountainous, all
26 required access does not cross areas of slope instability, grading has been minimized and all septic
27 areas are contained in areas of less than 25% slope.

1 d. The two non-contracted parcels that are contiguous to the subject property have already
2 been subdivided into 5 acre parcels, as are many of the parcels in the area. So the proposed map is
3 continuing the patterns of development prevalent in the area.

4 5. As indicated in the County Geographic Information System maps, many parcels in this
5 area are subject to contract or still within the boundaries of an agricultural preserve.

6 6. The size and scope of the Parcel Map allows residential structures to buffer any
7 surrounding agricultural operations.

8 7. Development of the contracted land would provide more contiguous patterns of
9 development than development of proximate non contracted land because:

10 a. The applicant does not own any of the surrounding property.

11 b. The area has received significantly reduced allocations of water, traditionally used for
12 farming. As a result, the project area has been fallow for some time. The water limitations are not
13 likely to change in the future; thus, an alternative use of large residential lots uses will be a better
14 use of the land than fallow farmland that can no longer be farmed. The larger farms surrounding
15 the site are better suited to accommodate the water restrictions while smaller parcels like this
16 cannot bear the burden of the restrictions.

17 c. The properties contiguous to the site have already been subdivided to the maximum extent
18 permitted by the General Plan.

19 d. The residential lots proposed are large enough to be compatible with continued agricultural
20 activities. Both farming and residential uses are permitted in the zone.

21 e. Nearby parcels are already under contract, already developed with existing uses, or not
22 suitable for the project due to the existing topography within the area.

23 8. Cancelling Agricultural Preserve Contract No. 969 and diminishing Rancho California
24 Agricultural Preserve No. 23 by removing 21.56 gross acres will not have a significant adverse effect
25 upon the environment and a Mitigated Negative Declaration for Environmental Assessment No. 40044 is
26 adopted based on the findings incorporated in the initial study.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with
2 the following conditions prior to issuance of a Certificate of Final Cancellation as outlined in Government
3 Code Section 51283.4:

- 4 1. The cancellation fee of \$40,375.00 shall be paid; and,
- 5 2. All conditions necessary for the County to issue grading permits for any portion of the
6 Parcel Map shall have been met; and,
- 7 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies
8 enumerated in this Certificate of Tentative Cancellation have been satisfied.

9 Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies
10 have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of
11 Final Cancellation.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
13 file and record copies of this resolution, map and boundary description, in the office of the County
14 Recorder of Riverside County, California, and transmit copies thereof to the Director of Conservation of
15 the State of California, the Treasurer of Riverside County, and the Assessor of Riverside County; and,
16 that, upon fulfillment of all of the conditions, the landowner will be entitled to a Certificate of Final
17 Cancellation that provides as follows:

18 1. Rancho California Agricultural Preserve No. 23, Map No. 366, adopted on February 26,
19 1975, will be amended by deleting there from the area shown on the map entitled "MAP NO. 322,
20 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969,
21 AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969," and described by boundary description
22 thereof, said map and description both being on file in the Office of the Clerk of the Board.

23 2. The Land Conservation Contract, dated January 1, 1976, and recorded in the Office of the
24 County Recorder of Riverside County, California, on February 26, 1976, as Instrument No. 24962, will be
25 canceled to the extent said contract applies to land referenced in the petition for cancellation of the
26 aforementioned property owner, thereby removing from the effect of said contract the real property in the
27 County of Riverside, State of California, described in the exhibit entitled, "MAP NO. 322, RANCHO
28

1 CALIFORNIA AGRICULTURAL PRESERVE NO. 23, AMENDED BY MAP NO. 969,
2 AMENDMENT NO. 11, (DIMINISHMENT), MAP NO. 969.”

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
4 cancellation fee of \$40,375.00 is not paid within one year following the recordation of this Certificate of
5 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
6 51283.4 (a), and the landowner shall be required to pay the applicable portion of the recomputed fee as a
7 condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
9 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
10 if the Board finds that such amendment is consistent with the findings made pursuant to Government
11 Code Section 51282.



ASSESSOR-COUNTY CLERK-RECORDER
Agricultural Division – Box Springs District Office
6221 Box Springs Blvd
Riverside, CA 92506
PH (951) 413-2820 FAX: (951) 413-2855

LARRY W. WARD Assessor – Clerk – Recorder

To: JOHN BENOIT, CHAIRMAN, BOARD OF SUPERVISORS
From: LARRY W. WARD, ASSESSOR - CLERK - RECORDER
Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND
FOR: PORTION OF PRESERVE RANCHO NO 23, Map NO 366 (AG00969 CERNY)

DATE: 04-04-2013

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

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

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
934-170-011-2	323,000	323,000	40,375.00
TOTAL:	<u>323,000</u>	<u>323,000</u>	<u>40,375.00</u>

TOTAL CANCELLATION FEE [Per Section 51283 (a)] \$40,375.00

Very truly yours,

LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: 04-04-2013

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



ASSESSOR-COUNTY CLERK-RECORDER
Agricultural Division – Box Springs District Office

6221 Box Springs Blvd

Riverside, CA 92506

PH (951) 413-2820 FAX: (951) 413-2855

LARRY W. WARD Assessor – Clerk – Recorder

GIS Aerial View



934-170-011-2 (21.56 ACRES)



COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX PRINGS BLVD
RIVERSIDE CA 92507
(951) 413-2820

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

PETER ALDANA
ASSISTANT
Valuation Division

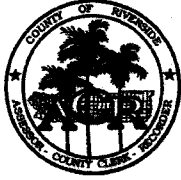
LARRY W. WARD
Assessor-County Clerk-Recorder

Riverside County TLMA GIS

Report Date: Wednesday, December 30, 2009

STANDARD REPORT

APNs: 934-170-011-2
MAILING ADDRESS: (SEE OWNER) 3019 DOS LOMAS DR, FALLBROOK CA. 92028
LEGAL DESCRIPTION: RECORDED BOOK/PAGE: PM 3/1, SUBDIVISION NAME: PM 25
LOT/PARCEL: 55, BLOCK: NOT AVAILABLE, TRACT NUMBER: NOT AVAILABLE
RECORDED LOT SIZE IS 21.56 ACRES
LOT SIZE: PAGE: 977 GRID: G3
THOMAS BROS. GRID: NOT WITHIN A CITY, NOT WITHIN A CITY SPHERE, NO ANNEXATION DATE AVAILABLE
CITY BOUNDARY/SPHERE: NOT IN A TRIBAL LAND
INDIAN TRIBAL LAND: T8SR3W SEC 18 / T8SR4W SEC 13
TOWNSHIP/RANGE: 1128/1244 FEET
ELEVATION RANGE: 934-170-002
PREVIOUS APN: Zoning not consistent with the General Plan. RM
LAND USE DESIGNATIONS: SOUTHWEST AREA
AREA PLAN (RCIP): SANTA ROSA PLATEAU POLICY AREA
GENERAL PLAN POLICY AREAS: A-1-10 (CZ 6071)
ZONING CLASSIFICATIONS: NOT WITHIN A SPECIFIC PLAN
SPECIFIC PLANS: NOT IN A ZONING OVERLAY
ZONING OVERLAYS: RANCHO CALIFORNIA #23
AGRICULTURAL PRES: NOT IN A REDEVELOPMENT AREA
REDEVELOPMENT AREAS: IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit
HIGH FIRE AREA : Issuance.
FIRE RESPONSIBILITY: STATE RESPONSE AREA
CVMSHCP FEE AREA: NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA
WRMSHCP FEE AREA: IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.
FLOOD PLAIN REVIEW: NOT REQUIRED.
WATER DISTRICT: WESTERN MUNICIPAL WATER DISTRICT (WMWD)
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
WATERSHED: SANTA MARGARITA
FAULT ZONE: NOT IN A FAULT ZONE
FAULTS: NOT WITHIN A 1/2 MILE OF A FAULT
LIQUEFACTION POTENTIAL: NO POTENTIAL FOR LIQUEFACTION EXISTS
SUBSIDENCE: NOT IN A SUBSIDENCE AREA
PALEONTOLOGICAL SENSITIVITY: LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
SCHOOL DISTRICT: MURRIETA VALLEY UNIFIED
COMMUNITIES: SANTA ROSA
COUNTY SERVICE AREA: NOT IN A COUNTY SERVICE AREA.
LIGHTING (ORD. 655): ZONE B, 23.22 MILES FROM MT. PALOMAR OBSERVATORY
2000 CENSUS TRACT: 043215
TAX RATE AREAS: 082-016



COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX PRINGS BLVD
RIVERSIDE CA 92507
(951) 413-2820

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

PETER ALDANA
ASSISTANT
Valuation Division

LARRY W. WARD
Assessor-County Clerk-Recorder

April 03, 2013

(1) Letter Sent to Owner
WESLEY CERNY / CERNY FAMILY TRUST
3019 DOS COMAS DR
FALLBROOK CA 92028

Dear Property Owner(s):

Re: AP Cancellation Valuation
RANCHO CALIF AGRIC PRESERVE NO 23, MAP NO 366, **AG00969**
County of Riverside, CA

Notice is hereby given that a valuation was done by the Riverside County Assessor's Office to determine the cancellation value for agricultural preserve (CLCA) parcels in Agricultural Preserve RANCHO CALIFORNIA AGRIC PRESERVE NO 23, MAP NO 366 (Riverside County, CA). The effective date of this valuation was 04/04/2013. The results of this valuation are as follows:

Assessor's Parcel # (SEE DETAILS ON ATTACHED PAGE)	Valuation
1 PARCEL 934-170-011-2 (21.56 ACRES)	\$ <u>323,000.00</u>
Total Cancellation Valuation	\$ <u>323,000.00</u>
Cancellation Fee: @ 12.5%	\$ 40,375.00

Under California law effective Jan 1, 2005, you have the right to request a formal review of the valuation if you disagree with it, and you have 45 days from the date of receipt of this notice to reply.

Yours truly,

Larry W. Ward
Assessor-Clerk-Recorder

James Harlow
Supervising Appraiser
Agricultural Section



COUNTY OF RIVERSIDE
 ASSESSOR-COUNTY CLERK-RECORDER
 BOX SPRINGS DISTRICT OFFICE
 6221 BOX PRINGS BLVD
 RIVERSIDE CA 92507
 (951) 413-2820

TAUNA MALLIS
 ASSISTANT
 County Clerk-Recorder Division
 PETER ALDANA
 ASSISTANT
 Valuation Division

LARRY W. WARD
 Assessor-County Clerk-Recorder

April 04, 2013

(2) Letter Sent to Dept Of Conservation
 Sharon Grewal, Environmental Planner
 State of California Department of Conservation, Division of Land Resource Protection
 801 K Street MS 13-17, Sacramento, CA 95814-3528

Sharon Grewal:

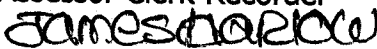
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Yours truly,

Larry W. Ward
 Assessor-Clerk-Recorder

 James Harlow
 Supervising Appraiser
 Agricultural Section

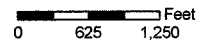
MAP NO. 366 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23

AMENDED BY MAP NO. 399, 410, 419, 448, 452, 454, 458, 469, 474, 508, 969



AMENDMENTS:

- NO. 1, (ENLARGEMENT), JANUARY 18, 1977, MAP NO. 399
- NO. 2, (ENLARGEMENT), FEBRUARY 15, 1977, MAP NO. 410
- NO. 3, (ENLARGEMENT), FEBRUARY 15, 1977, MAP NO. 419
- NO. 4, (ENLARGEMENT), SEPTEMBER 27, 1977, MAP NO. 448
- NO. 5, (ENLARGEMENT), JANUARY 31, 1978, MAP NO. 452
- NO. 6, (ENLARGEMENT), JANUARY 31, 1978, MAP NO. 454
- NO. 7, (ENLARGEMENT), FEBRUARY 14, 1978, MAP NO. 458
- NO. 8, (DIMINISHMENT), APRIL 9, 1978, MAP NO. 469
- NO. 9, (ENLARGEMENT), FEBRUARY 28, 1978, MAP NO. 474
- NO. 10, (ENLARGEMENT), DENIED, MAP NO. 508
- NO. 11, (DIMINISHMENT), JUNE 18, 2013, MAP NO. 969



ADOPTED ON FEBRUARY 10, 1976
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

February 29, 2008

Ms. Kathleen Browne
County of Riverside
Transportation and Land Management Agency
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: Petition for Cancellation of Land Conservation (Williamson Act) Contract
Agricultural Preserve Case No. 969; Rancho California Agricultural
Preserve 23; Landowner: Cerney Family Trust

Dear Ms. Browne:

Thank you for submitting notice to the Department of Conservation (Department) as required by Government Code section 51284.1 for the above referenced matter.

The petition proposes to cancel the approximate 21.5 prime agricultural acres subject to the contract for the purpose of subdivision into four residential lots.

The project site is located east and adjacent to El Prado Road, north of Carillo Road in the Santa Rosa area, approximately 3.5 miles southwest of Temecula in Riverside County.

Cancellation Findings

Government Code section 51282 states that tentative approval for cancellation may be granted only if the local government makes one of the following findings: 1) cancellation is **consistent** with purposes of the Williamson Act or 2) cancellation is in the **public interest**. The Department has reviewed the petition and information provided and offers the following comments.

Cancellation is consistent with the purposes of the Williamson Act

For the cancellation to be consistent with purposes of the Williamson Act, the Riverside County Board of Supervisors (Board) must make all of the following five findings: 1) a notice of nonrenewal has been served, 2) removal of adjacent land from agricultural use is unlikely, 3) the alternative use is consistent with the County's General Plan, 4) discontinuous patterns of urban development will not result, and

5) that there is no proximate noncontracted land which is available and suitable for the use proposed on the contracted land or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Based upon the information provided, the Department concurs that one of the five required consistency findings may be met.

A notice of nonrenewal has been filed

The Riverside County Recorder recorded a notice of nonrenewal for APN 934-170-011 on April 13, 2006. It appears the contract will terminate on December 31, 2016 through the nonrenewal process.

The Department is unable to concur that the petition provides substantial supporting evidence to meet the following findings:

The alternative use is consistent with the County General Plan

The site is located in the Santa Rosa Plateau/De Luz policy area of the County's Southwest Area Plan. The Plan designates the site Rural Mountainous (RM) with a zoning of R-A-20. A zoning change to R-A-5 is proposed to allow development on 5-acre parcels. The RM designation allows for zoning to R-A-5 on a case by case basis when established by a tract map or parcel map and adherence to specific policies of the Southwest Area Plan. The petition included a tentative parcel map for the R-A-5 zone change but provides no evidence that the parcel meets the specific policies required for approval. Without such information, the Department is unable to concur that the alternative use is consistent with the County General Plan.

Removal of adjacent land from agricultural use is unlikely.

The project site is south and west of agricultural operations subject to Williamson Act contracts. The petition reasons that continued rural development will occur in the area regardless of the proposed cancellation and therefore, the cancellation will not result in the removal of adjacent land from agricultural use. This reasoning runs contrary to the purposes of the Williamson Act.

A Williamson Act contract is an enforceable restriction pursuant to Article 13, section 8 of the California Constitution and §51252. Restriction to agricultural use provided for in the Williamson Act was created to control urban development. To pass constitutional muster, a restriction must be enforceable in the face of imminent urban development, and may not be terminable merely because such development is desirable or profitable to the landowner. (*Lewis v. City of Hayward* (1986) 177 Cal. App. 3d 103, 113)

By reasoning that development will occur regardless of restrictions on development and by annually renewing contracts in this area, the County appears to allow contracting landowners to retain a property tax advantage until development is profitable. By

providing contracting landowners the expectation that they can retain the tax benefit from participation in the Williamson Act until development to urban uses is imminent, and also the expectation that immediate contract termination would then be available; is inconsistent with the clearly articulated finding of the Court in *Lewis*.

The Department is unable to concur that removal of adjacent land from agricultural use is unlikely. Subdivision, especially one that results in residential development, increases landowner expectations for non-agricultural use of their lands, and results in greater potential for land use conflicts between urban uses and agricultural operations on adjacent agricultural land. The Department is concerned that this and similar subdivisions of agricultural land could have significant direct, growth-inducing and cumulative impacts on agricultural land.

Contiguity

X The petition indicates that the cancellation parcel is located in an area that has remained agricultural for several decades. Based on the information provided, the Department is unable to conclusively determine that the proposed cancellation will not result in discontinuous patterns of urban development or that development of the contracted land provides a more contiguous pattern of urban development than development of proximate, non-contracted land. As cited above, the cancellation parcel is located 3.5 miles from the City of Temecula. The parcel is designated Rural Mountainous which allows both agricultural and rural residential uses. The present extent of rural residential uses in the proximate area was not provided in the petition.

Proximate noncontracted land

X The petition lacked substantial supporting evidence for the Department to determine that there is no proximate noncontracted land that is available and suitable for the use proposed on the contracted land or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Please note the California Supreme Court pointedly stressed that:

“The purposes of the Williamson Act require that “proximate” not be construed to unreasonably limit the search for suitable noncontracted land. It would serve no purpose of the act to reject unrestricted property perfectly suited to fill the needs addressed by the proposal simply because that property is not in the immediate vicinity of the restricted land. In fact, under some circumstances land several miles from the proposed development site may be near enough to serve the same purposes. We therefore hold that “proximate” property means property close enough to the restricted parcel to serve as a practical alternative for the proposed one.” (*Sierra Club v. City of Hayward* (1981), 28 Cal. 3d 861).

Ms. Kathleen Browne

February 29, 2008

Page 4 of 4

The Department recommends that any additional information regarding the availability and suitability of proximate non-contracted lands for rural residential use be added to the record. This should include an analysis of other non-contracted rural residential properties within a several-mile radius of this site, and an analysis of why they are not available for the proposed alternative use. Such information in the record will help assure that this cancellation would meet the requirements of statute and avoid future challenges.

Cancellation is in the Public Interest

Although the petition proposed the consistency interest finding, the Department reviewed the proposal for the public interest finding. For the cancellation to be in the public interest, the Board must make findings with respect to all of the following: (1) other public concerns substantially outweigh the objectives of the Williamson Act and (2) that there is no proximate noncontracted land which is available and suitable for the use proposed on the contracted land or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land. Our comments have already addressed the second finding required under public interest finding above.

The Supreme Court of the State of California held that "any decision to cancel land preservation contracts must analyze the interest of the public as a whole in the value of land for open space and agricultural use" (*Sierra Club v. City of Hayward* (1981), 28 Cal. 3d 840, 856). As the development is primarily in the interest of the landowner, it does not appear the public interest finding can be met.

Nonrenewal

As a general rule, land can be withdrawn from Williamson Act contract through the nine-year nonrenewal process. The Supreme Court has opined that cancellation is reserved for extraordinary situations (*Sierra Club v. City of Hayward* (1981), 28 Cal.3d 840). The Department recommends the contract be terminated through the preferred nonrenewal process in this instance.

Thank you for the opportunity to provide comments on the proposed cancellation. Please provide our office with a copy of the Notice of the Public Hearing on this matter ten (10) working days before the hearing and a copy of the published notice of the Board's decision within 30 days of the tentative cancellation pursuant to section 51284. If you have any questions concerning our comments, please contact Adele Lagomarsino, Program Analyst at (916) 445-9411.

Sincerely,



Dennis J. O'Bryant
Program Manager

**AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No. Rancho California Agricultural Preserve No. 23 Map No. 969
Applicant's Name: Wesley Cerney Date Received 4-4-06
Address: 3019 Dos Lomas Drive, Fallbrook, CA 92028 Supv. Dist. First

1. **Planning Department**

- A. Type of Application: _____ Establish _____ Enlarge
_____ Disestablish _____ _____ Diminish
- B. Acreage: 21.56 acres
- C. Cities within 1 mile: None
- D. Existing Zoning: Light Agriculture - 10 acre minimum
- E. Existing Land Use: Agriculture - Groves
- F. General Plan Land Use Rural Mountainous - Rural (1 dwelling/10 acres)
- G. General Location: Northerly of the intersection of Sandia Creek Drive and El Prado Road, southerly of the intersection of Del Luz Road and Carancho Road, easterly of Carancho Road and west of and adjacent to El Prado Road in the Santa Rosa area near the City of Temecula.

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
Existing avocado and/or grapefruit - unknown. Pick/pack out harvest history for this parcel records are 2 years and current only. San Jacinto District = 6,614 acre @ \$26.55/ctw @ 289 ctn/acre = \$50,748,900.00
- B. Number and type of livestock: None

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: _____
- B. Availability of irrigation water: Not an issue.
- C. Nuisance effects: _____

4. **Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)
FcF2 - Fallbrook rocky sandy loam (15-50% slopes), Class VIIe-1
- _____
- _____
- _____

- B. Comparison of soil acreage (estimated):
_____ % Class I & II
_____ % Class III, IV, & VI
100 % Class VII & VIII
- C. Has a Soils Conservation Plan been prepared for this property? No
- D. Soils problems: Highly erosive.

5. **Assessor**

- A. Last annual assessed valuation: (2007 RV) \$490,788.00
- B. Estimated annual assessed valuation: (2007 FBV) \$589,906.00
- C. Estimated differential: \$99,118.00
- D. Penalty fee (if applicable): \$114,500.00
- E. Assessor's parcel numbers, acreage and owner's names:
- APN 934-170-011-2 (21.56 acres)
- Wesley and Darunee Cerney
- 3019 Dos Lomas Drive
- Fallbrook, CA 92028

6. **County Counsel**

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

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed cancellation of the land conservation contract on the subject site. The purpose of this evaluation was to determine if the proposed cancellation is consistent with the purpose of the Land Conservation Act of 1965. Based on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed cancellation is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed cancellation is consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed cancellation. CAPTAC affirmed by a majority of its members all of the five findings necessary to conclude that the proposed cancellation is consistent with the Act (Cooperative Extension was not present). CAPTAC made the following findings:

1. **The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245.** A Notice of Non-Renewal was filled with the Planning Department on **April 12, 2006**, and was recorded by the Riverside County Clerk and Recorder on **April 13, 2006** as Instrument No. **2006-0266400**. CAPTAC found that a Notice of Non-Renewal had been served on the site.

2. **The cancellation is not likely to result in the removal of adjacent lands from agricultural use.** The subject parcel is located in the Southwest Area Plan (SWAP) of western Riverside County in the Santa Rosa Plateau/De Luz area. This area is set in the Santa Ana Mountains west of the Cities of Temecula and Murrieta and is characterized by rolling hills, steep slopes, and valleys, which are dotted with avocado and citrus farms. Although the parcel is designated Rural Mountainous (RM) (1 dwelling unit/10 acres), it is also subject to the Santa Rosa Plateau/De Luz Policy Area policies which are intended to help maintain the rural and natural character of the area, account for its varied topography and development constraints, and preserve scenic resources by allowing development on parcels as small as 5 acres subject to review on a case-by-case basis. Specific policies are:

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

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

SWAP 16.1. Building sites shall not be permitted on the Western Ridgeline as identified on the Area Plan Land Use map. Project proposed within the area of the Western Ridgeline shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the Ridgeline as viewed from the Temecula Basin.

SWAP 19.1. Protect the scenic highways in the Southwest planning area from change that would diminish the aesthetic value of adjacent properties in accordance the Scenic Corridors sections of the General Plan.

According to SWAP Land Use Designation and Policy Overlays, approximately 36,300 acres are subject to the Santa Rosa Plateau/De Luz area policies. This indicates that the RM designation was intended as an underlying designation and that the policy area was

developed to allow smaller parcel sizes providing adequate infrastructure and sound geological stability.

The County Geographic Information System (GIS) indicates that parcel sizes in the area vary between 5 and 25 acres. This is consistent with the 1989 SWAP land use plan designation which permitted 5 acre subdivisions with the same provisions indicated above.

Many parcels located in this area are within an agricultural preserve and under current contract. However, this has been the case for the last two decades. Continued rural development in this area will occur with or without the proposed cancellation and this cancellation, in and of itself, is not likely to result in the removal of adjacent lands from agricultural use. Based on this fact, a majority of CAPTAC members concluded that the cancellation would not result in the removal of adjacent lands from agricultural use.

3. **The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan. use which is consistent with the applicable provisions of the County general plan.** The parcel is located in the Southwest Area Plan (SWAP) and is designated Rural Mountainous (RM), which allows development of one dwelling unit per 10 acres (1 du/acres). The subject parcel is also located within the Santa Rosa Plateau/De Luz Policy Area. The intent of this Policy Area is to allow smaller lot subdivisions while ensuring that land use constraints are properly addressed through engineering studies and building design. The subject parcel is surrounded on the north, south, east and west by parcels which are designated RM and zoned A-1-5 (Light Agriculture - 5 acres minimum lot size), A-1-10, A-1-20, R-A-5 (Residential Agriculture - 5 acres minimum lot size), R-A-10 and R-A-20. Surrounding uses are similar and most properties still support agricultural uses. A majority of CAPTAC members found that the proposed alternative use is consistent with the County General Plan, the Santa Rosa Plateau/De Luz Policy Area and zoning upon adoption of CZ07119, which will zone the subject site to R-A-5.
4. **The cancellation will not result in discontinuous patterns of urban development.** This area has remained in some form of agricultural use for several decades. Continued rural development will occur with or without the proposed cancellation with the primary limiting factor for subdivision being the ability of the land to support septic use. CAPTAC members, by a majority vote, found that this cancellation will not result in discontinuous patterns of urban development.
5. **There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land.** A majority of CAPTAC members found that development of the contracted land would provide more contiguous patterns of urban development than development of proximate, non-contracted land. As indicated in the County GIS maps, most of the land in the area is subject to contract, already

subdivided or subject to geographical constraints. However, the contracted land will connect to existing roads and infrastructure and support septic use.

Y:\Planning Case Files-Riverside office\AG00969\969 CAPTAC_RPT Cancellation.wpd



ASSESSOR-COUNTY CLERK-RECORDER

Agricultural Division – Hemet District

880 N. State St.

Hemet, CA 92543-1496

PH (951) 766-2527 FAX: (951) 766-2503

LARRY W. WARD Assessor – Clerk – Recorder

To: John Tavaglione, CHAIRMAN, BOARD OF SUPERVISORS

From: **LARRY W. WARD**, ASSESSOR - CLERK - RECORDER

Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND
FOR: PORTION OF PRESERVE RANCHO NO 23, Map NO 366 (**AG00969 CERNY**)

DATE: 07-25-2007

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

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

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Market Value</u>	<u>Cancellation Fee</u>
934-170-011-2		916,000	114,500.00
	<u>916,000</u>	<u>916,000</u>	<u>114,500.00</u>

TOTAL CANCELLATION FEE - [Per Section 51283 (a)] \$114,500.00

Very truly yours,

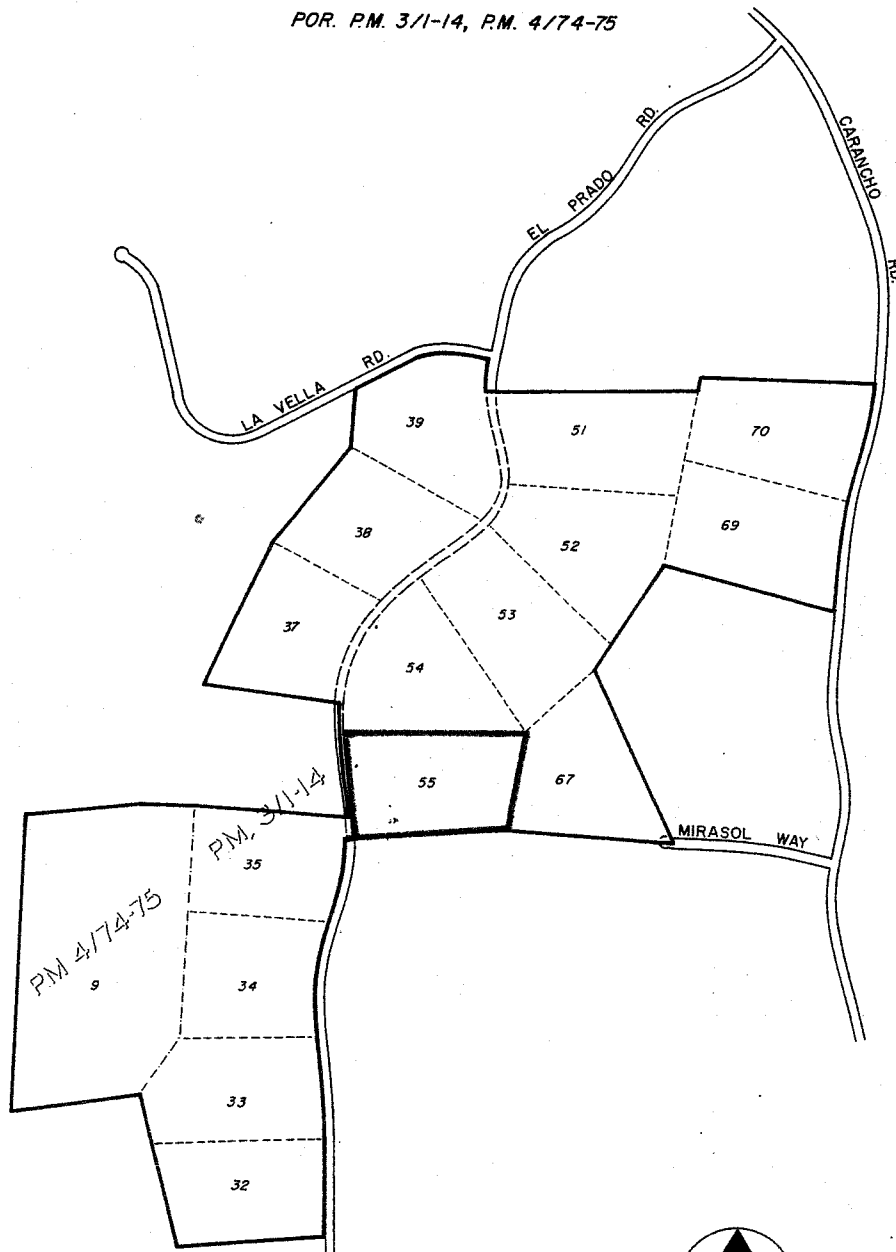
LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: 07-26-2007

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

MAP NO. 366 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 23

SANTA ROSA RANCHO
POR. P.M. 3/1-14, P.M. 4/74-75



ADOPTED ON FEBRUARY 10, 1976
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.3: CHANGE OF ZONE NO. 7119 / TENTATIVE PARCEL MAP NO. 33345 -**
Intent to Adopt a Mitigated Negative Declaration - Applicant: Cerney Family Trust -
Engineer/Representative: Robinson Land Development Consulting - First Supervisorial District -
Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre
Minimum) - Located Northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado
Road - 21.56 acres - (Light Agriculture - 10 Acre Minimum) A-1-10 Zone (Legislative)
- II. PROJECT DESCRIPTION**
The project proposes a Schedule H subdivision of 21.56 acres into four (4) parcels with a minimum
5 acre lot size.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Matt Straite, Ph: (951) 955-8631 or E-mail mstraite@rctlma.org
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to March 3, 2010.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at
cgriffin@rctlma.org.

Agenda Item No.: 5.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: February 3, 2010

CHANGE OF ZONE NO. 7119
TENTATIVE PARCEL MAP NO. 33345
E.A. Number: 40044
Applicant: Cerney Family Trust
Engineer/Rep.: VSL Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7119 proposes to change the zoning of 21.56 gross acres from Light Agricultural- 10 Acre Minimum (A-1-10) to Residential Agricultural- 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33345 proposes to subdivide 21.56 gross acres into four (4) parcels with a minimum five (5) acre lot size.

The proposed project is located northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 acre minimum) |
| 2. Proposed Zoning (Ex. #3): | Residential Agricultural- 5 Acre Minimum (R-A-5) |
| 3. Surrounding Zoning (Ex. #3): | To the south is Residential Agricultural- 5 Acre Minimum (R-A-5), to the west is Residential Agricultural -5 Acre Minimum (R-A-5) and Light Agricultural- 20 Acre Minimum (A-1-20), to the north is Light Agricultural- 10 Acre Minimum (A-1-10) and to the east is Light Agricultural- 10 Acre Minimum (A-1-10) |
| 4. Existing Land Use (Ex. #1): | Agricultural Groves |
| 5. Surrounding Land Use (Ex. #1): | Single family residences to the north and vacant land to the south, east and west |
| 6. Project Data: | Total Acreage: 21.56 gross acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 5 acres
Schedule: H |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40044**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7119**, amending the zoning classification for the subject property from Light Agricultural- 10 Acre Minimum (A-1-10) to Residential Agricultural- 5 Acre Minimum (R-A-5) in accordance with the Exhibit #3; and,

ARR 1-6-00

APPROVAL of **TENTATIVE PARCEL MAP NO. 33345**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural- 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies as all required access does not cross areas of slope instability, grading has been minimized, all septic areas are to be contained in areas of less than 25% slope, and the project will have no impact to the ecological preserve.
3. The proposed residential parcels with a minimum of five (5) acres, are permitted in the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) designation, per the Santa Rosa Plateau/De Luz policy.
4. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum).
5. The zoning for the subject site is Light Agricultural- 10 Acre Minimum (A-1-1). The project proposes to change the zoning from Light Agricultural- 10 Acre Minimum (A-1-1) to Residential Agricultural- 5 Acre Minimum (R-A-5).
6. The proposed residential subdivision is consistent with the development standards set forth in the Residential Agricultural- 5 Acre Minimum (R-A-5) zone.

7. The project site is surrounded by properties which are zoned to the south Residential Agricultural- 5 Acre Minimum (R-A-5), to the west Residential Agricultural -5 Acre Minimum (R-A-5) and Light Agricultural- 20 Acre Minimum (A-1-20), to the north Light Agricultural- 10 Acre Minimum (A-1-10) and to the east Light Agricultural- 10 Acre Minimum (A-1-10).
8. There are single family residences and agricultural uses within the vicinity of the proposed project.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 40044 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Agriculture Resources
 - c. Biological Resources
 - d. Cultural Resources
 - e. Hydrology and Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence,
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area, or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District;
 - b. Rancho California #23 Agricultural Preserve;
 - c. Unique Farmland; and
 - d. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number: 934-170-011.

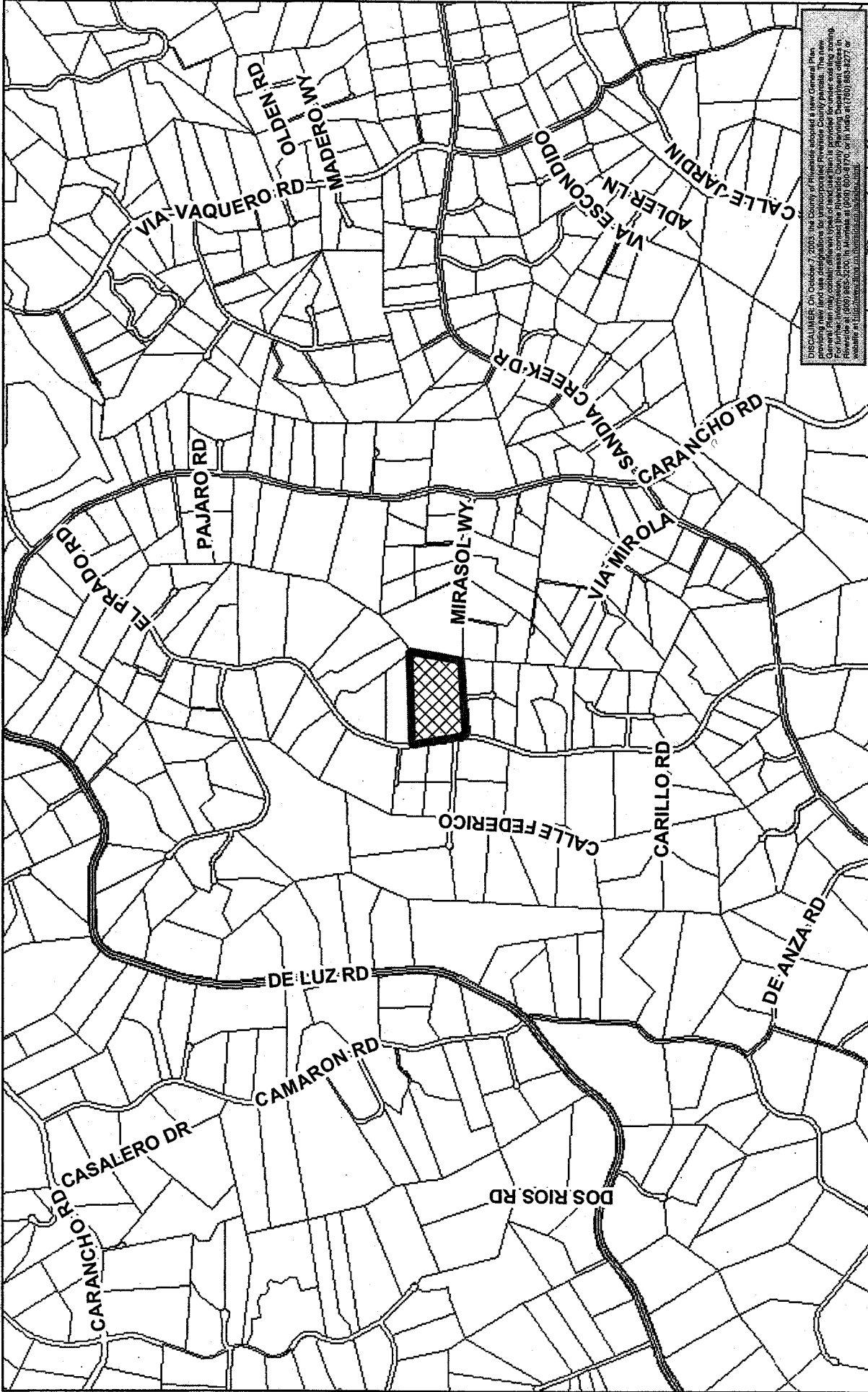
Supervisor: Buster
District 1

Date Drawn: 7/31/07

CZ07119PM33345

Planner: Fowler
Date: 9/17/08
VICINITY MAP

VICINITY MAP



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations to incorporate Riverside County parcels. The new designations are shown on this map. For further information, please contact the Riverside County Planning Department office at Riverside at (951) 943-3100, or in Inland at (951) 863-1170, or in Inland at (951) 863-1177 or visit us at <http://www.co.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

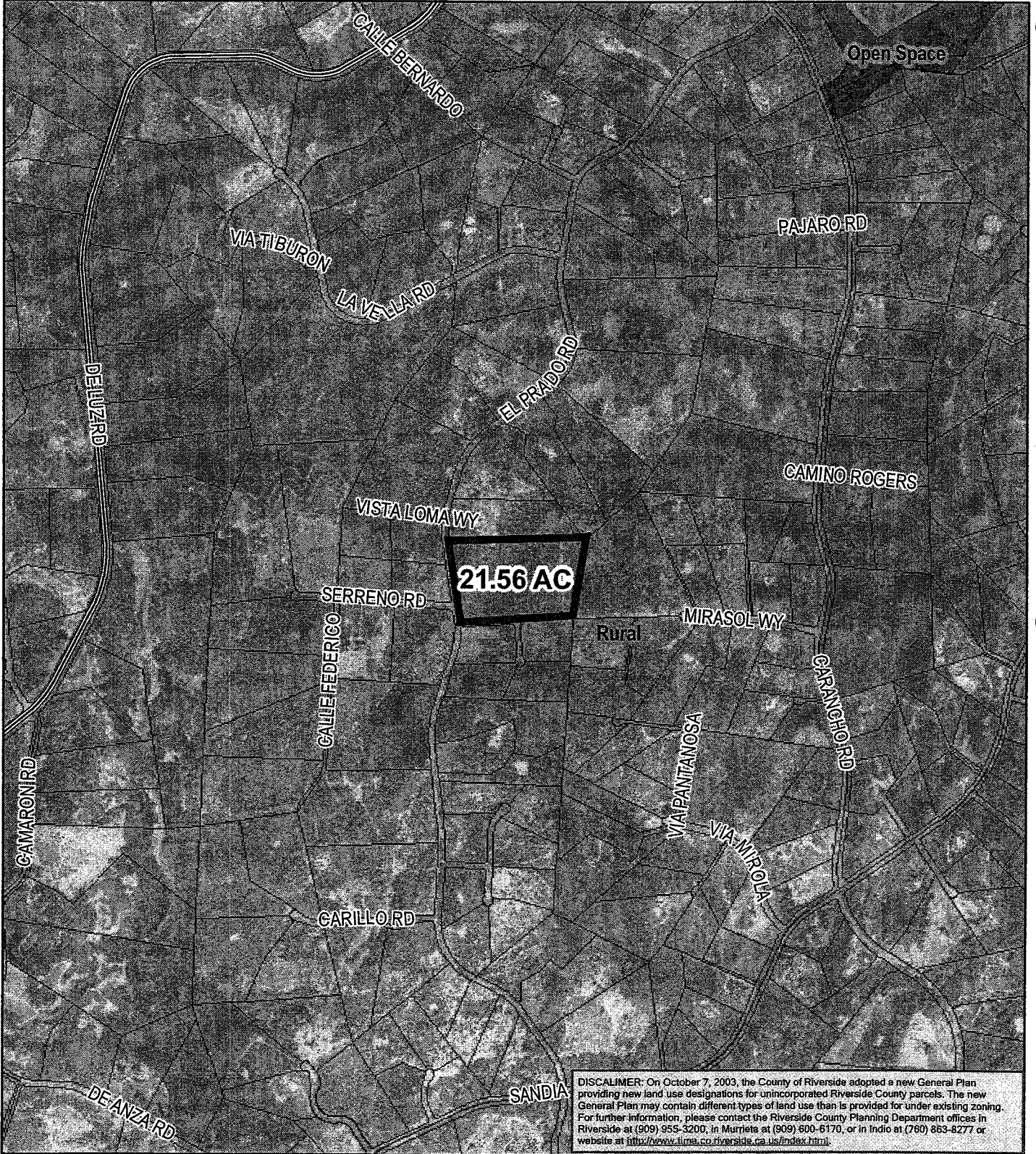
Zone: Rancho California
 Area: Rancho California
 Township/Range: T8SR4W
 Section: 13 & 18

Assessors: 934-17
 Blk. Pg. Thomas
 Bros. Pg. 977 G3



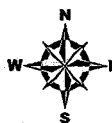
CZ07119 PM33345

DEVELOPMENT OPPORTUNITY



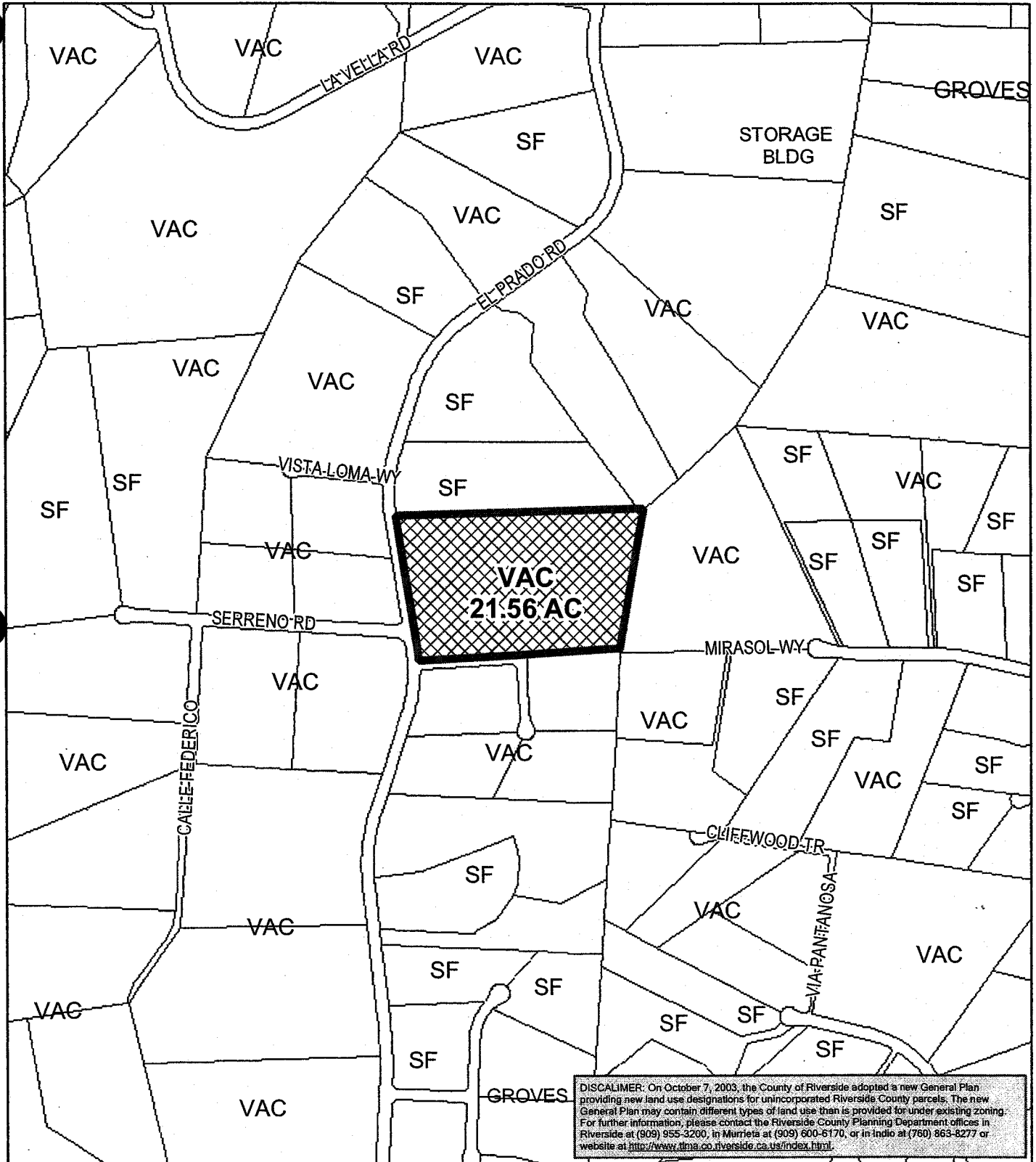
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T8SR4W
SECTION: 13 & 18



ASSESSORS
BK. PG. 834-17
THOMAS
BROS.PG 977 G3

Land Use



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

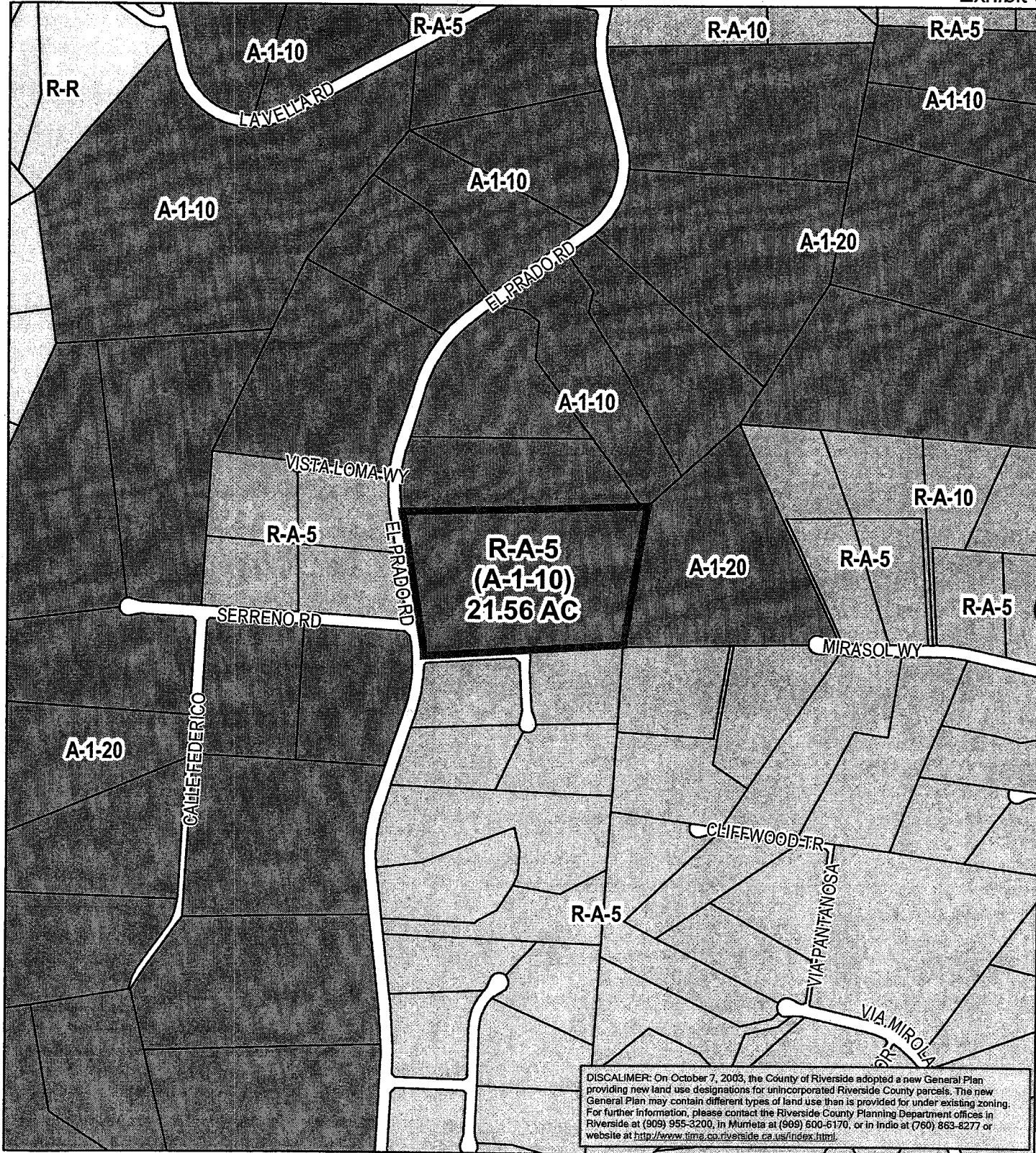
Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 13 & 18



Assessors
Bk. Pg. 934-17
Thomas
Bros. Pg. 977 G3



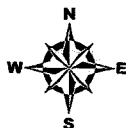
PROPOSED ZONING



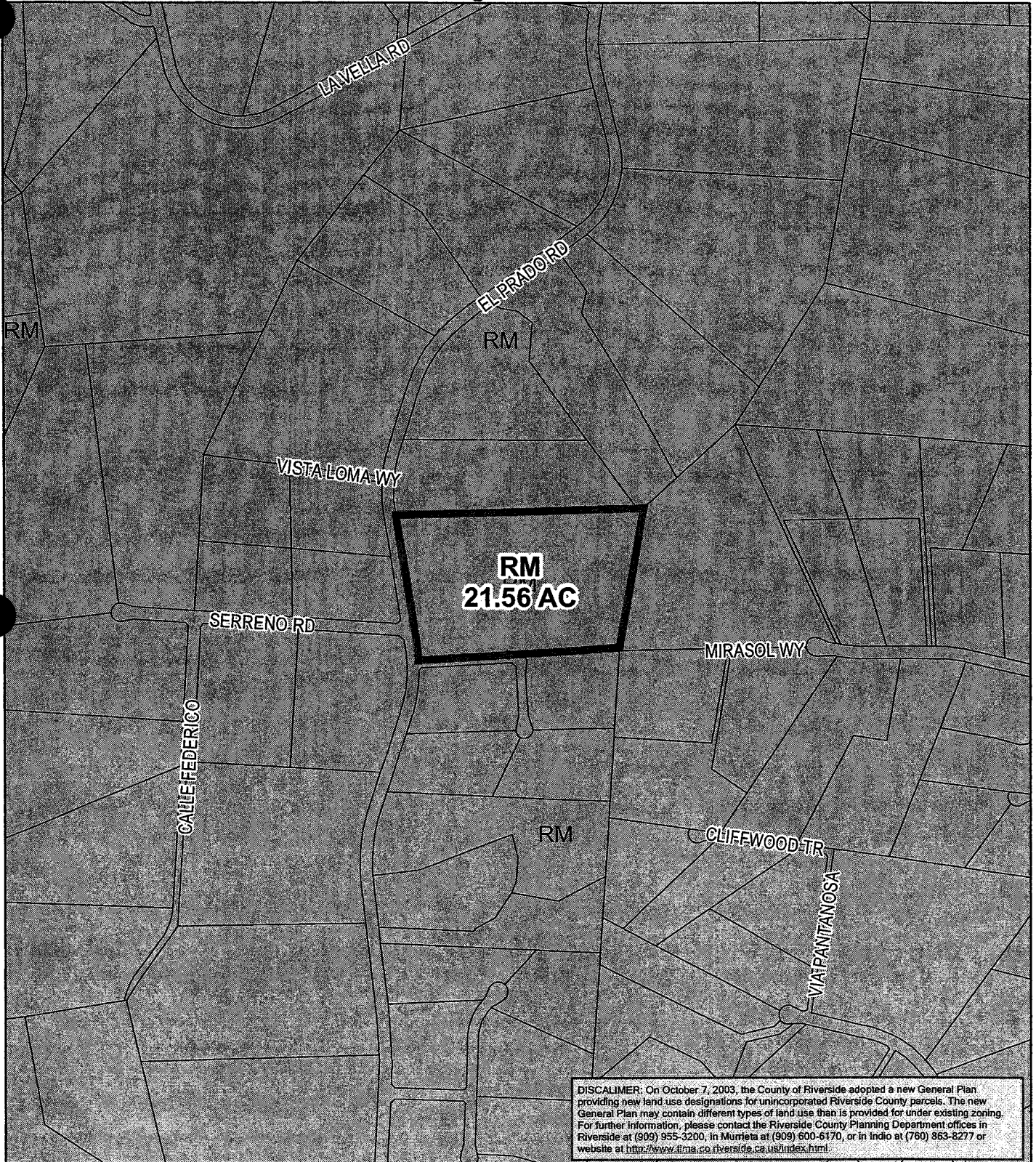
DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-6277 or website at <http://www.tima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T8SR4W
Section: 13 & 18

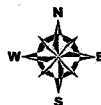


Assessors
Bk. Pg. 934-17
Thomas
Bros. Pg. 977 G3

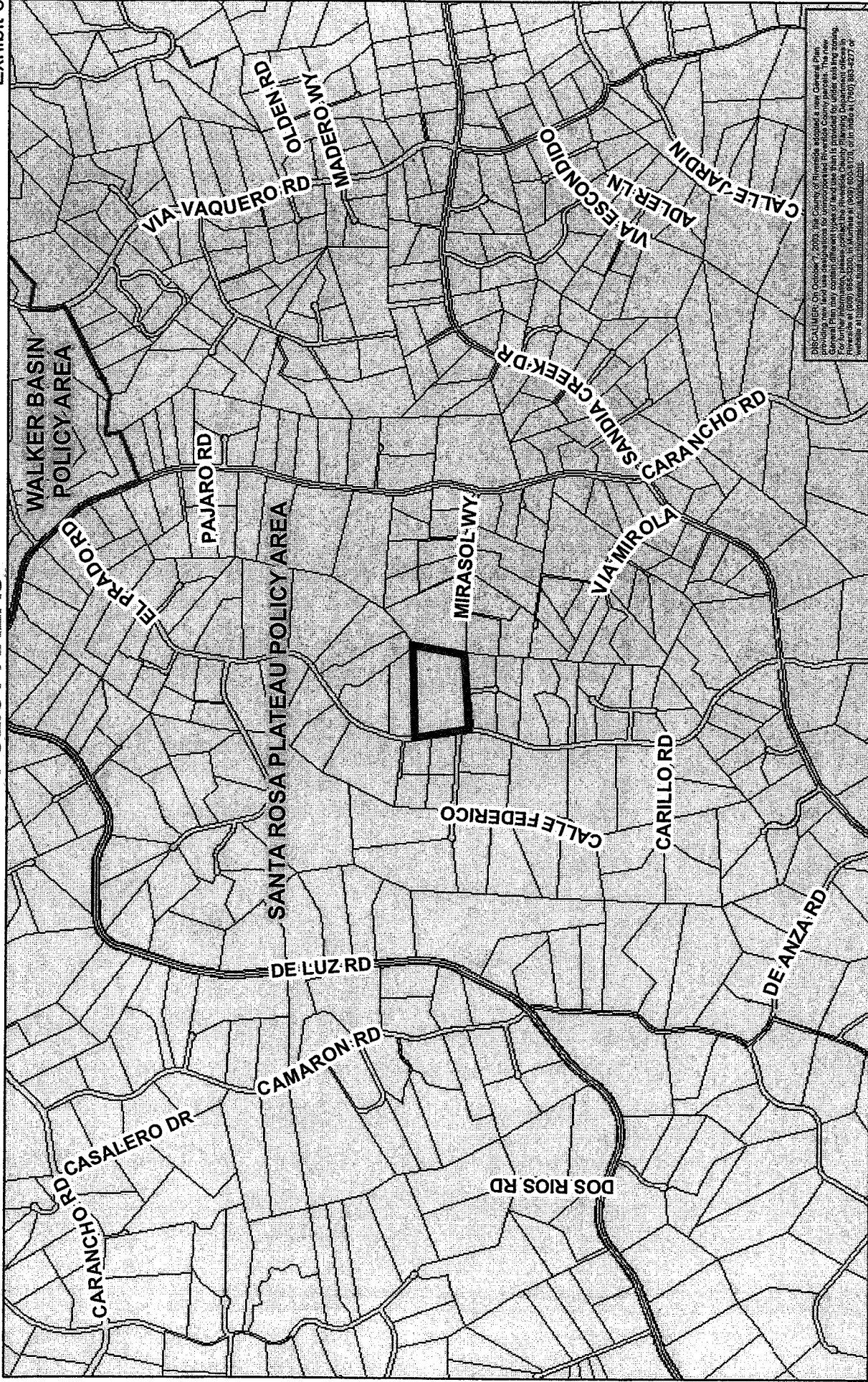


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 13 & 18



Assessors
Bk. Pg. 934-17
Thomas
Bros. Pg. 977 G3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. Riverside at (909) 955-3200. In Murietta at (909) 805-8170. Or in Inyo at (760) 883-8272 or website at <http://www.riverside.ca.gov/planning>.

Zone
Area: Rancho California
Township/Range: T8SR4W
Section: 13 & 18

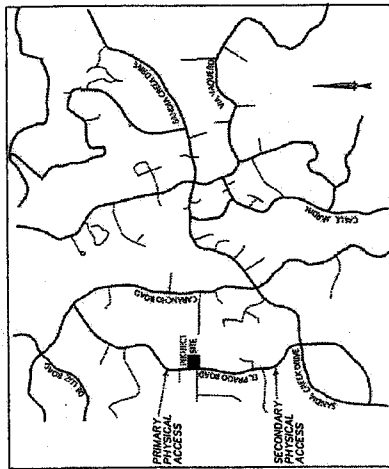
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 934-17
Thomas
Bros. Pg. 977 G3



COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP 33345

PAR 55, PM 25 MB 003/001
AMENDED NO. 3



VICINITY MAP
785 R/W SEC 13 & 785 R/W SEC 13
N15

OWNER/APPLICANT:
MRS CENYA
3019 DOS LOMAS
FALLBROOK, CA 92028
(909) 731-9090

ENGINEER: VALDEZ, P.E.
400.35 COUNTY CENTER DRIVE
TEMECULA, CA 92591
(951) 660-5660

ASSESSORS' PARCEL/LEGAL DESCRIPTION:
913-170-011
PARCEL 55, PM 25 MB 003/001
785 R/W SEC 13 & 785 R/W SEC 13

THOMAS BROTHERS GUIDE:
RIVERSIDE, JOHN RIVERSIDE COUNTY, YEAR 2006
PAGE: 917, GRID: 73

UTILITIES:

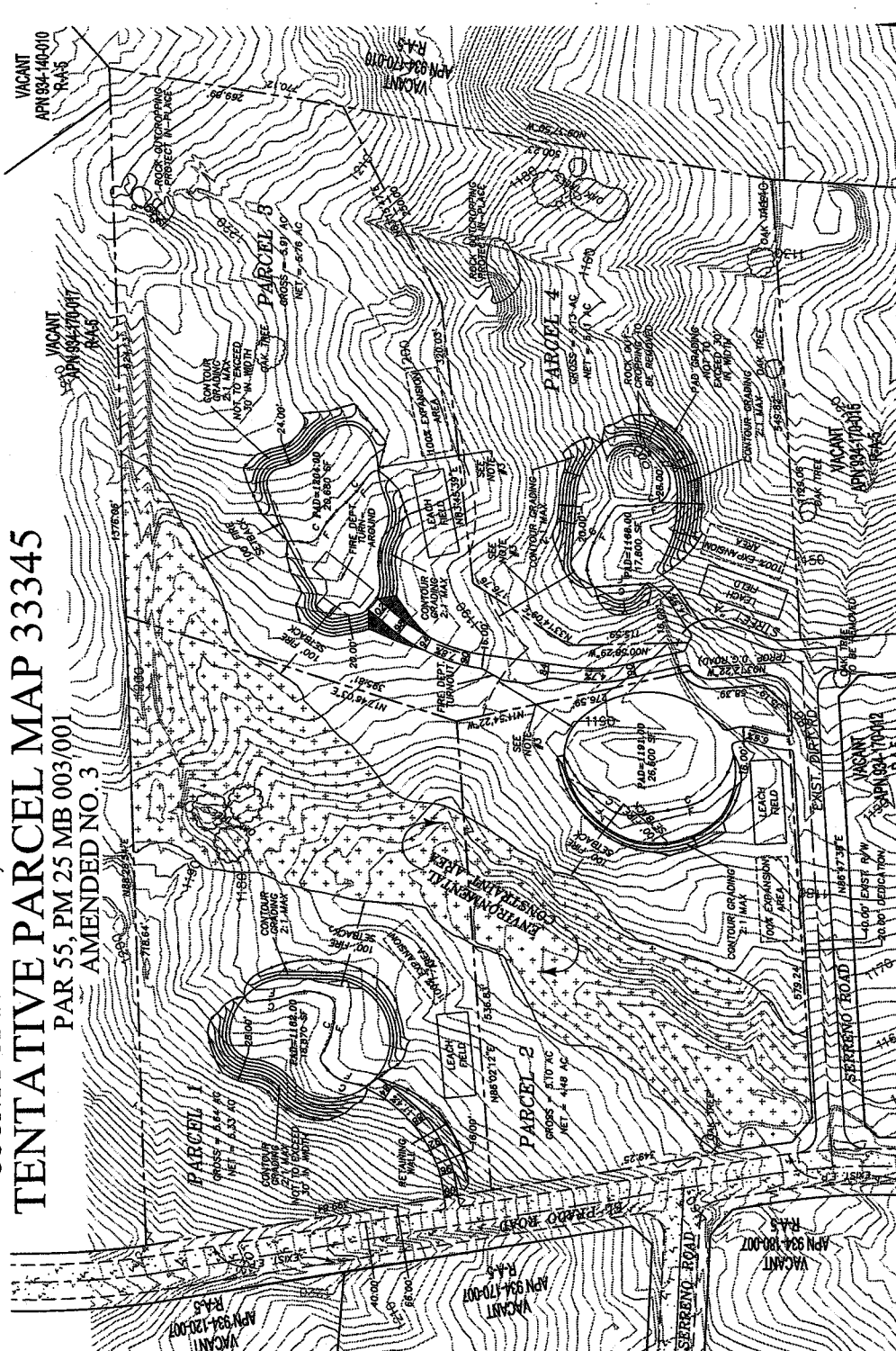
WATER: RCWO
SEWER: SFCO
GAS: SOUTHERN CALIFORNIA EDISON
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: VERIZON
CABLE: VERIZON
FIRE: MARGARET VALLEY UNIFIED SCHOOL DISTRICT
SERVICE DISTRICT: N/A

GENERAL NOTES:

- THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
- THIS LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS, AS SHOWN ON THE FEMA FLOODWAY OF RIVERSIDE COUNTY, CA.
- ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
- THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- NOT WITHIN A COUNTY SERVICE AREA.
- PROJECT IS LOCATED WITHIN THE SOUTHWEST AREA.
- THERE IS ONE EXISTING WELL ON THE PROPERTY.

ZONING & LAND USE SUMMARY:

EXISTING LAND USE: VACANT
SURROUNDING LAND USE: VACANT
EXISTING ZONING: R-A-10
PROPOSED ZONING: R/W SANTA ROSA PLATEAU/
COMPREHENSIVE GENERAL PLAN: DE LUZ POLICY AREA



FIRE NOTES:

- ALL PROPOSED SLOPES SHALL BE PLANTED AND MAINTAINED.
- AFTER APPROVAL OF GRADING PLANS PER DIV. CO. ORD. 78711, ALL PROPOSED SLOPES SHALL BE PLANTED WITH FIRE RESISTANT SPECIES FOR FIRE PROTECTION PURPOSES. ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' SETBACK TO PROPERTY LINE OR A FUEL MODIFICATION EASEMENT WILL BE PROVIDED ON ADJACENT PROPERTY.

EASEMENT NOTE:

- THIS MAP HAS NO EXISTING EASEMENTS PER PAR 2, PM 13328.

GEOLOGICAL STATEMENTS:

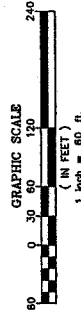
THERE ARE NO KNOWN LIQUEFACTION OR GEOLOGIC HAZARDS KNOWN. THIS PROPERTY IS NOT LOCATED IN THE FEMA FLOOD PLAN.

ENVIRONMENTAL STATEMENT:

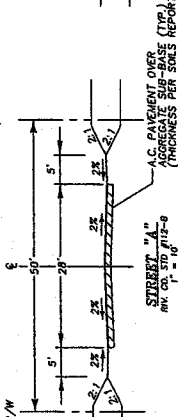
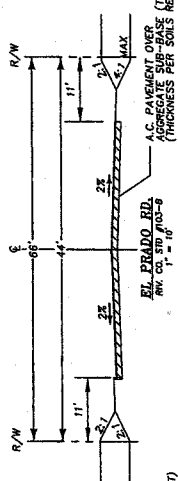
ALL NATURAL WATER COURSES MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS AND ENCROACHMENT BY LAND FILL.

LEGEND:

- EXISTING EASEMENT
- CUT/FILL LINE
- EXISTING OAK TREE
- RIGHT OF WAY
- PROPERTY LINE



RICHARD L. VALDEZ, P.E. 31605 THUNDERBOLT LN TEMECULA, CA 92592 TEL: (951) 295-3820, FAX: (951) 295-3831		REVISIONS	DATE	APPROVAL	FOR: MRS CENYA	COUNTY FILE NO.
PREPARED BY:		DATE	DATE	DATE	DATE	DATE
PROJECT: TENTATIVE PARCEL MAP 33345		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:
SHEET NO. 1		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:
TENTATIVE PARCEL MAP 33345		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:
COUNTY OF RIVERSIDE		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:
PAR 55, PM 25 MB 003/001		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:
APN 934-170-011		DATE: 12/21/09	DATE:	DATE:	DATE:	DATE:



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40044
Project Case Type (s) and Number(s): Change of Zone No. 7119, Tentative Parcel Map No. 33345
Agricultural Preserve Diminishment No. 969
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Wes Cerney
Applicant's Address: 3019 Dos Lomas, Fallbrook, CA 92028
Engineer's Name: VSL Engineering
Engineer's Address: 40935 County Center Dr. Temecula CA

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7119 proposes to change the zoning classification for the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 33345 is a Schedule H subdivision of 22.17 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

Agriculture Preserve Diminishment No 969 proposes to diminish Rancho California Agricultural Preserve No. 23. A notice of non renewal for the preserve has been filled.

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

C. Total Project Area: 22.17 Gross Acres

Residential Acres: 22.17	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 934-170-011

E. Street References: The project site is located northerly of Sandia Creek Drive, easterly of Carancho Road and of El Prado Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 13, Township 8 South, Range 4 West and Section 18, Township 8 South, Range 3 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located within the Southwest Area of the Riverside County Integrated Project. More specifically the project is located within the Santa Rosa Plateau/De Luz area. The majority of the proposed project site currently contains an avocado orchard. Several oak trees are present on the project site. A small portion of the project site

consists of slopes of 25 percent or greater. A blue-line stream traverses the project site from the north-central portion of the site to the southwest corner of the site. This area has historically supported agricultural cultivation and is now transitioning into estate residential uses. However, land to the south is presently being used for agricultural cultivation, while land to the east and west is currently vacant. To the north is a large-lot, estate residence with ancillary agricultural cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is located in the Southwest Area Plan of the RCIP. The General Plan Land Use Designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project is located in the Santa Rosa Plateau/De Luz Policy Area. Policy 5.1 of the Santa Rosa Plateau/ De Luz Policy Area states that parcel maps may maintain an average density of one dwelling unit per five acres.
2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses, floodplains, and will preserve any oak trees which are located on the site.
4. **Safety:** The proposed project is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement required fire safety standards.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4). Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The project proposes residential uses, which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

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

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

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

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

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

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

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

- 3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west
- 4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area to north, east, west and south

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10)

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

K. **Adjacent and Surrounding Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10) to the north, Light Agriculture – 20 Acre Minimum (A-1-20) to the east, and Residential Agricultural-Five Acre Minimum (R-A-5) to the south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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

December 17, 2009

Date

Matt Straite

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact:

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

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-density development in addition to the agricultural cultivation which permeates the vicinity. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The project proposes grading or ground-disturbing activities to support four building pads, associated driveways, and septic systems. However the visual impacts of grading will not be significant on this site due to vegetative screening, which will obstruct public views of the grading area. The existing native specimen trees on the subject property identified for preservation shall remain undisturbed. In addition, the project has been conditioned to preserve the oak trees (Condition of Approval 10.Planning.7, 60.Planning.1, and 60.Planning.11). There will be a less than significant impact with mitigation to scenic resources.

Mitigation: The project has been conditioned to preserve on-site native trees as follows:

1. The existing native specimen trees on the subject property identified for preservation on the approved Tentative Map shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director (Condition of Approval 10.Planning.7).

2. Oak tree and oak woodland tree preservation guidelines shall be incorporated into the project's approved grading, building, and landscaping plans, as described in Condition of Approval 60.Planning.1).
3. The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing native trees which are to be preserved, as identified on the Tentative Map. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans (Condition of Approval 60.Planning.11).

Monitoring: Monitoring will occur through the Department of Building and Safety through the Plan Check process.

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

Source: GIS database, Ord. No. 655

Findings of Fact: The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project located approximately 23.22 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.24). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project Description

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of light in the vicinity of the project, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

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

b) According to RCLIS, the project is located within the boundaries of the Rancho California Agricultural Preserve No. 23. Therefore, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG00969, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. With implementation of the said mitigation measure, less than significant impacts will occur to agricultural preserves (Condition of Approval 50.PLANNING.23).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to GIS, the project is located within 300 feet of property which is zoned primarily for agricultural purposes. Due to this close proximity to agriculturally zoned properties, the project Applicant will be required to comply with the County's standard "Right to Farm" condition (Condition of Approval 50.PLANNING.17) which requires that the Applicant cause the following note to be placed on the Environmental Constraints Sheet (ECS). In addition, the Applicant will be required to meet the County's standard "Agriculture/Dairy Notification" condition (Condition of Approval 50.PLANNING.20) which requires that the Applicant notify all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. With adherence to these standard Conditions of Approval, less than significant impacts are anticipated.

d) As stated in Finding of Fact 4a, the proposed project is designated as Unique Farmland. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, there is no impact.

Mitigation: The following mitigation will be required to reduce impacts to agricultural preserves:

Prior to recordation of a final map, the Board of Supervisors shall have issued a certificate of Final Cancellation for Agricultural Preserve Case No. AG00969 located within the Rancho California Agricultural Preserve No. 23, Map No. 366, and shall have adopted a resolution diminishing the subject property from said agricultural preserve (Condition of Approval 50.PLANNING.23).

Monitoring: Monitoring will occur through the Department of Building and Safety through the Plan Check process.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

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

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

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

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

Mitigation: No mitigation required.

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

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: Riverside County Environmental Programs Department Review, PDB03819 - "Riparian Riverine Survey," dated May 3, 2005, prepared by Shelly Dayman, site visit, Riverside County GIS

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. However, the onsite watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riparian/riverine habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourses as an area not to be disturbed (Conditions of Approval 50.EPD.1 through 50.EPD. 2). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other approved local, regional, or state conservation plans. In addition, potential habitat is present for San Miguel Savory, but none were observed on site during field surveys. Therefore, the impact is considered less than significant after mitigation.

b) Based on the review conducted by the EPD, the land division will not have a substantial adverse affect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

c) Based on the review conducted by EPD, the land division will not 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. The areas mapped as "Environmental Constraint Area" shall be preserved and all disturbances shall be avoided within this area. This mitigation will reduce impacts to sensitive species as defined by EPD; thus, impacts are expected to be less than significant.

d) With avoidance of the natural watercourse, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.

e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.2). Therefore, impacts are considered less than significant with mitigation incorporated.

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

g) Based on the review conducted by the EPD, the land within the land division does contain oak trees that are protected by a Riverside County tree preservation policy. As such, the land division has been required to cause grading plans to be prepared for the subject site which identify those existing native trees which are to be preserved, as identified on the Tentative Map. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans (Condition of Approval 60. Planning.11). For a full discussion of mitigation measures related to specimen and oak trees, refer to Finding of Fact 1b and associated mitigation measures. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation:

The following mitigation measures will be required:

1. The land divider shall prepare an Environmental Constraints Sheet (ECS) delineating areas that will be constrained (Condition of Approval 50.EPD.1 through 50.EPD.2).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. No disturbances may occur within the boundaries of the constraint areas.
- b. Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas.
- c. 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. (Condition of Approval 50.EDP.1 through 50.EPD.2).

2. The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Condition of Approval 60.Planning.1)

Monitoring: The Environmental Programs Department and the Building and Safety Department shall monitor the mitigation measures.

CULTURAL RESOURCES Would the project

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

Source: Site visit, Project Application Materials, PD-A-3578-R1 – prepared by Dr. Scott Crull, dated April 7, 2008

Findings of Fact:

a-b) A Cultural Resource Assessment dated April 7, 2008 found no record of a historic site within the boundaries of the project site. The project has a very low potential to alter or destroy a historic site. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input 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-3578-R1 – prepared by Dr. Scott Crull, dated April 7, 2008

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

a-b) A records search determined twelve surveys were recorded within a one-mile radius of the project site; as a result of those surveys, two archaeological sites have been previously recorded. A previous survey, conducted in October of 2005 by L&L Environmental identified a bedrock milling complex with five slicks. One cultural site has been identified on site and a condition of approval has been added to the map requiring avoidance of the site (Condition of Approval 50.Planning.25). In addition Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of approval 60.Planning.27, 28, 90.Planning.7).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.17). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

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

Mitigation: Avoidance of the cultural site is required (Condition of Approval 50.Planning.25). Archeological and Special Interest monitoring is required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of approval 60.Planning.27, 28, 90.Planning.7).

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

9. Paleontological Resources

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS database), the project site is located in an area that is designated as having a low potential for paleontological sensitivity. Review by the County Archeologist determined that the project did not have the potential to destroy a unique paleontological resource or unique geological feature. Therefore, the project will have no impact to paleontological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fault Hazard Zones

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

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

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in an area which has potential to be affected by liquefaction; therefore, no impact related to liquefaction is not expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: County General Plan Program EIR Section 4.10 "Geology and Slope Stability"

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk

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

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-4, the project site is not located within an area susceptible to seismically induced landslides and rockfalls. Therefore, no impacts are expected to occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

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

Source: RCIP Figure S-7, RCIP-SWAP Figure 14 "Slope Instability", County Geologist review

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

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

Source: GIS, Project Review, and Site Inspection.

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff Review, Application Materials, Geology Review

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

Source: Project Application Materials

Findings of Fact:

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

b) The proposed project has the potential to temporarily contribute to an increase in erosion by water during construction. The proposed project has been conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) and develop and implement a Storm Water Pollution Prevention Plan for the project site (Conditions of Approval 10.BS Grade.15). This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) According to General Plan Figure S-8, the project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of hardscape and landscaping. The project will be required to control any dust created during grading activities (Condition of Approval 10.BS Grade.5). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

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

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project materials

Findings of Fact:

a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will be located on land, which is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.

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

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

21. Airports

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

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.

c) According to RCLIS (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.

d) According to RCLIS (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

22. Hazardous Fire Area

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

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

a) According to RCLIS (GIS database), the proposed project is located in a high fire area. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout (Condition of Approval 50.Fire.3). In addition, the map will be required to show a 100-foot setback between residential structures. This high fire requirement will be verified prior to the issuance of a grading permit (Condition of Approval 60.Fire.1). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation:

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

2) The Fire Department shall review and approve building setbacks, water and access for new single-family dwellings that are in a hazardous fire area (Condition of Approval 60.Fire.1).

Monitoring: Monitoring will be conducted by the Riverside County Fire Department and through the Department of Building and Safety through the plan check process.

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

Source: Riverside County Flood Control District

a) A blue-line stream traverses the project site from the north-central portion of the site to the southwest corner of the site. The project proposes to avoid this area. To ensure this area remains undisturbed, an Environmental Constraints Sheet (ECS) showing the watercourse and associated Riparian/Riverine habitat shall be recorded. Furthermore, the stream will not be adversely affected by grading or construction, since no graded slopes will be allowed which, in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site.

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

c) Water service will be supplied by the Rancho Claifornia Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

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

e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse traverses the project site. The parcel layout and building pad sites have been designed to avoid the watercourse. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

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

g) The project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, is development of the project site creates more than 5,000 square feet of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Riverside County Flood Control District. This shall be noted on the Environmental Constraints Sheet (ECS). Therefore, the project is not anticipated to substantially degrade water quality.

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

Mitigation:

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

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

3) The following note shall be placed on the Environmental Constraints Sheet (ECS): "The project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of the project site creates more than 5,000 square feet of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Riverside County Flood Control District." (Condition of Approval 50.Flood RI.1)

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

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

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District

Findings of Fact:

a) A blue-line stream traverses the project site from the north-central portion of the site to the southwest corner of the site. The site has been designed to avoid the natural watercourse. To ensure this area remains undisturbed, an Environmental Constraints Sheet (ECS) showing the watercourse and associated Riparian/Riverine habitat shall be recorded. (50.EPD.2) Therefore, the stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

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

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

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

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1) No graded slopes will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11).

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

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Materials

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project site is currently zoned Light Agriculture – 10 Acre Minimum (A-1-10). The project proposes to change the existing zoning classification of the site to Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed project will be in compliance with the standards for the proposed zoning, R-A-5.

b) The project site is surrounded by land which is zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, Light Agriculture – 20 Acre Minimum (A-1-20) to the east, and Residential Agricultural-Five Acre Minimum (R-A-5) to the south and west. The proposed project is compatible with the existing and surrounding zoning.

c) The project is surrounded by single-family residences, avocado orchards and vacant land. The project is located in an area of the County that has historically been used for agricultural purposes and is currently transitioning into estate residences. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA A B C D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise

NA A B C D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise

NA A B C D

Source: Project description and materials

Findings of Fact:

a) Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings (Condition of Approval 10.PLANNING.19). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials and description

Findings of Fact:

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

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

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project description and materials, GIS

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project proposes the addition of four (4) residential parcels, which equates to an increase of twelve (12) additional personas. This population increase will not exceed official regional or local population projections.

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

Monitoring: No monitoring required.

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: RCIP Safety Element, Ordinance No. 659.10, and Project Review.

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

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 Safety Element, Ordinance No. 659.10, and Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the proposed project will not have a significant impact on sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

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: GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees (Condition of Approval 80.Planning.8). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the project will not have a significant impact on library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

Source: RCIP

Findings of Fact:

The use of the proposed 22.17-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659.10 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

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

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Southwest Area Plan Figure 8 “Trails and Bikeway Systems”

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of any recreational trails. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.

c) Since the project was not required to submit a traffic study, as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.

d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall dedicate for private use sufficient public right-of-way along Street A, and Serreno Road to construct a 66-foot, and 60 foot respectively full-width right-of-way (Condition of Approval 50.Trans.6). These transportation requirements are considered standard conditions of approval and are not considered unique mitigation under CEQA. Therefore, this impact is less than significant.

h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements to the streets discussed in Finding of Fact 41g. However, the improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.

i) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Bike Trails

Source: RCIP, SWAP Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review, Staff Review

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) 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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Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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:

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

d) Storm water drainage will be handled off site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

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

g) The project will not require additional government services.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Southwest Area Plan EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

The following technical studies were review and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

PDB03819 - "Riparian Riverine Survey," dated May 3, 2005, prepared by Shelly Dayman

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PD-A-3578-R1 – prepared by Dr. Scott Crull, dated April 7, 2008

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

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

Y:\Planning Case Files-Riverside office\PM33345\PC Hearings\EA40044 for PM33345.doc

PARCEL MAP Parcel Map #: PM33345

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33345 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33345, Amended No. 3, dated 9/21/09

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 22.17 acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

Grading Division conditions of approval.

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

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

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

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

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

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

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

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

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

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

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

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

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

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

PARCEL MAP Parcel Map #: PM33345

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE

RECOMMND

All lots under Parcel Map#33345 are proposing Rancho California Water District potable water service. It is the responsibility of the developer to ensure that all requirements to obtain water service for each lot are met with RCWD, as well as, all other applicable agencies.

EPD DEPARTMENT

10.EPD. 1 - UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA
BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.)

RECOMMND

Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwart
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United
States Department of Agriculture-Division
of Plant Health and Pest Prevention Services, California

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

Native Plant Society,
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;
Higher Plants of California,
and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP-#13-HYDRANT SPACING RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

This is a proposal to divide 21.56 acres for residential use in the Rancho California area. The site is located on the east side of El Prado Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for

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10. GENERAL CONDITIONS

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

building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

10.FLOOD RI. 2 MAP WELL DEFINED WATERCOURSES RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - PRESERVE NATIVE TREES RECOMMND

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

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

RECOMMND

No off-highway vehicle use shall be allowed on any parcel in this subdivision. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 19 MAP - CONSTRUCTN RELATED NOISE

RECOMMND

1. Whenever a construction site is within one-quarter (1/4) mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - CONSTRUCTN RELATED NOISE (cont.)

RECOMMND

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

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

10.PLANNING. 20

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 21

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 22 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

859;

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

5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

10.PLANNING. 23

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. 24

MAP - LOW PALEO

RECOMMND

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

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

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

3.The paleontologist shall determine the significance of

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - LOW PALEO (cont.)

RECOMMND

the encountered fossil remains.

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/EXEMPT (cont.) RECOMMND

the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

No additional on-site right-of-way shall be required on El Prado Road since adequate right-of-way exists, per PM 3/1-14.

10.TRANS. 4 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along El Prado Road due to existing improvements.

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 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

50.EPD. 2 MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as Environmental Constraint Area on PM33345 Amd #3, Dated: 9/21/09. 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

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS CONDITION (cont.)

RECOMMND

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."

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 MAP*-#59-ECS-HYDR REQUIR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP*--#59-ECS-HYDR REQUIR (cont.) RECOMMND

arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

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

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

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

(RCIP).

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.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7119 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Parcels Nos. 1-4, 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. 19 MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 20 MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 23 MAP - AG PRES CANCEL (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG00969 located with Rancho California Agricultural Preserve No. 23, Map No. 366, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 24 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."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP- AVOID CULTURAL SITE RECOMMND

Avoidance and preservation of archaeological site
CA-RIV-7875 (P-33-014790) is required.

50.PLANNING. 26 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-3578R1 was prepared
for this property on April 7, 2008 by Scott Crull and is on
file at the County of Riverside Planning Department. The
property is subject to surface alteration restrictions
based on the results of the report, and information
submitted by the Pechanga Band of Luiseno Indians. The
archaeological site shall be avoided and preserved with a
25-foot preservation buffer around it wherein no grading or
other disturbance shall be permitted. The remaining area
outside of the site preservation buffer area shall have
archaeological monitoring of all grading or other
earth-disturbing activities."

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

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

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on El Prado Road and so
noted on the final map, with the exception of one 20'
access for parcel 1 as shown on Amended No. 3 exhibit dated
9/21/09.

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50. PRIOR TO MAP RECORDATION

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

The landdivider shall comply with the Santa Rosa Community Services District's recommendations.

50.TRANS. 5 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 6 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along street "A" shall be dedicated for public use to provide for a 50 foot full-width right-of-way.

Sufficient public street right-of-way along Serreno Road shall be dedicated for public use to provide for a 60 foot full-width right-of-way.

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

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) at the intersection of El Prado Road and Serrano Road, and Serrano Road and Prop Roadin accordance with County Standard No. 816 as directed by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK RECOMMND

The areas mapped as "ENVIRONMENTAL CONSTRAINT AREA" on PM33345 Amd. 3, dated 9/21/09, 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 (MSHCP Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 3 - TEMP FENCING RECOMMND

The areas mapped as "ENVIRONMENTAL CONSTRAINT AREA" on PM33345 Amd. 3, dated 9/21/09, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

60.EPD. 4 - UWIG PLAN CHECK RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

- UWIG PLAN CHECK (cont.)

RECOMMND

and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - UWIG PLAN CHECK (cont.) (cont.)

RECOMMND

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - OAK TREE PRESERVATION

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

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

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

60.PLANNING. 2 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. 3 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. 4 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.

PARCEL MAP Parcel Map #: PM33345

Parcel: 934-170-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 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. 5 MAP - GRADING & BRUSHING AREA RECOMMND

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

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 11 MAP - IDENTIFY SPECIMEN TREES RECOMMND

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

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site