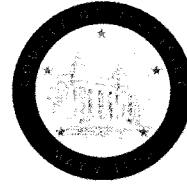


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.20
(ID # 4837)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 36991 and adopt the Mitigated Negative Declaration - Applicant: Ruth Barnhardt - Representative: Land Engineering Consultants, Inc.-Third Supervisorial District - Rancho California Zoning Area - REMAP Area Plan - Rural: Rural Mountainous (R:RM - 10-acre minimum) and Rural: Rural Residential (R:RR - 10-acre minimum) - Location: Northerly of Stanley Road, easterly of Larkin Lane, and westerly of Teunissen Street - 79.50 acres - Zoning: Rural Residential (R-R). REQUEST: The Tentative Parcel Map proposes a Schedule "H" subdivision to create four (4) residential parcels. The parcels will be a minimum of fifteen (15) gross acres. APNs: 571-400-001. [Applicant Fees 100%].

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Assistant TLMA Director's Notice of Decision for the above-referenced case acted on by the Assistant TLMA Director on July 10, 2017.


ACTION: Consent

Charissa Leach, Assistant TLMA Director 7/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Parcel Map proposes a Schedule "H" subdivision to create four (4) residential parcels. The parcels will be a minimum of fifteen (15) gross acres. The project site is located northerly of Stanley Road, easterly of Larkin Lane, and westerly of Teunissen Street. Tentative Parcel Map No. 36991 and the associated Mitigated Negative Declaration were approved at the Director's Hearing.

Appeal Information

The Assistant TLMA Director's decision is final unless the decision is appealed by the land divider or any interested party. Such appeal shall be filed with the Planning Department within 10 days after the notice of decision appears on the Board's agenda. Any appeal shall be filed in any permanent office maintained by the Planning Department, stating in writing the basis for the appeal and accompanied by the fee set forth in Ordinance No. 671. All appeals shall be heard by the Planning Commission within 30 days after the filing of the appeal. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing.

The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the appeal body. Upon conclusion of the hearing, the Board shall render its decision on the appeal within 10 days.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director's Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Directors Hearing Minutes**
- B. Directors Hearing Staff Report**
- C. Memo to Hearing Office- Staff Report**
- D. Memo to Hearing Officer- California Department of Fish and Wildlife Letter**
- E. Indemnification Agreement**


Tina Grande, Principal Management Analyst 8/7/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 10, 2017**

1.0 CONSENT CALENDAR:

- 1.1 **ADOPTION OF THE REVISED 2017 DIRECTOR'S HEARING CALENDAR** ADOPTED the Revised 2017 Director's Hearing Calendar

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **TENTATIVE PARCEL MAP NO. 36991** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ruth Barnhardt – Representative: Land Engineering Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan – Rural: Rural Mountainous (R-RM) and Rural: Rural Residential (R-RR) – Location: Northerly of Stanley Road, easterly of Larkin Lane, and westerly of Teunissen Street – 79.50 acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Tentative Parcel Map proposes a Schedule "H" Subdivision to create four (4) residential parcels. The parcels will be a minimum of 15 gross acres. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Staff Report Recommendation:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 42846; and

APPROVE Tentative Parcel Map No. 36991.

Staff's Recommendation:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 42846; and

APPROVAL of Tentative Parcel Map No. 36991.

Planning Director's Actions:

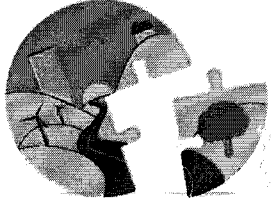
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42846; and

APPROVED Tentative Parcel Map No. 36991, subject to the conditions of approval.

4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS:



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: July 10, 2017
TO: Directors Hearing Chairman
FROM: Dave Alvarez, Project Planner
RE: Item 3.1 – Tentative Parcel Map No. 36991

At the time of the preparation of the staff report packet, staff inadvertently provided the incorrect staff report for printing and publishing. Attached is the correct staff report addressing County Council's comments, which include inconsistencies in finding # 9 and Coachella Valley MSHCP in finding # 13 with the staff report. Revisions to these finding have been provided in the attached staff report.

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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Agenda Item No.:
Area Plan: REMAP
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Dave Alvarez
Director's Hearing: July 11, 2017

TENTATIVE PARCEL MAP NO. 36991
ENVIRONMENTAL ASSESSMENT NO. 42846
Applicant: Ruth and Mark Barnhardt
Engineer/Representative: LEC, Inc.

Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36991 proposes a Schedule "H" subdivision of 79.95 acres into four (4) single-family residential parcels. The parcels will be a minimum of fifteen (15) gross acres.

The project site is located along Stanley Road to the north and south, easterly of Larkin Lane, and westerly of Teunissen Street.

ISSUES OF POTENTIAL CONCERN:

The project site has slopes that average 15%-25% and is located within a Very High Fire Area. The Fire Department has reviewed and conditioned the project to comply with entrances, driveway access, a fuel modification plan, water service plan, and fire hydrants (COA 50.FIRE2 through 50.FIRE.14) as required for development within a Very High Fire Area. Ultimate building construction will also be required to comply with building code requirements for Very High Fire Areas. The Building and Safety Department has also reviewed and conditioned the project not to exceed slopes greater than a 2:1 slope (COA 10.GRADE.8) to provide for greater slope stability.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM) to the north, west, and south, and Rural: Rural Residential (R:RR) to the east.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, south, east, and west.
5. Existing Land Use (Ex. #1): The project site is currently undeveloped
6. Surrounding Land Use (Ex. #1): Vacant property to the north and south and scattered single family residential dwellings to the east and west.
7. Project Data:
 - Total Acreage: 79.95
 - Total Proposed Lots: 4
 - Proposed Min. Lot Size: 15 acres
 - Schedule: H

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTa MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42846, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 36991, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The Land Use Designation of the project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The proposed map is consistent with the Rural Mountainous (R:RM) (10 Acre Minimum) land use designation because single-family residences are an allowed use with a 10 acre minimum lot size. More specifically, the minimum lot size of the proposed parcels will be 15 acres.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) to the north, west, and south, and Rural: Rural Residential (R:RR) to the east.
3. The project site has a zoning classification of Rural Residential (R-R).
4. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.
5. The development standards for the Rural Residential (R-R) zoning classification require a minimum lot size of half an acre. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15 acres. The proposed subdivision meets all applicable development standards of the Rural Residential (RR) zone, Section 5.2 (B) with a minimum lot size of one-half acre and a minimum average width of 80 feet. Based on the findings provided above, the proposed project will conform to the development standards of the Rural Residential (R-R) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. Furthermore, any ultimate development of the proposed parcels or with residences will be required to comply with the development standards of the Rural Residential (RR) zone.
6. The proposed residential lot subdivision is consistent with the Schedule "H" map requirements of Ordinance No. 460, Section 10.13 with a division of land of four parcels of parcels no less than five acres, and with other applicable provisions of Ordinance No. 460, such as street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.
7. The design of Parcel Map No. 36991 is consistent with the County's General Plan and the project site is not located within a Specific Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. Furthermore, General Plan Principle VI.1 states

that rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods.

8. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Finding 14. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Rural Residential and Rural Mountainous land use designations.
9. The Initial Study and Mitigated Negative Declaration prepared for the project analyzed the potential environmental impacts of the project. Tentative Parcel Map No. 36991 is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Based on the findings and conclusions in the Initial Study, the design of Tentative Parcel Map No. 36991 is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
10. The design of Tentative Parcel Map No. 36991 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the parcel map there are existing easements and dedications for access and use of the property that will continue to exist with the recordation and development of Tentative Parcel Map No. 36991.
11. Located within project vicinity is vacant property to the north and south and scattered single-family residential dwellings to the east and west.
12. The proposed project is not located within a City Sphere of Influence.
13. The proposed Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan, but is not within a Criteria Cell or designated for open space conservation. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
14. This land division complies with all requirements of Government Code Section 66474.02 as described below.
 - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (COA 50.FIRE.7), requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department (COA. 50.FIRE.2; 50.FIRE.11; 50.FIRE.13; and 50.FIRE.14).

15. Notifications for AB52 consultation were sent out to Rincon, Pechanga, and Soboba on November 16, 2015. Request for consultation was received from Pechanga with no responses received from other tribes. A Phase 1 report was prepared by applicant and submitted on June 2, 2016 for staff review. The Phase 1 report was sent to Pechanga on October 21, 2016. On December 31, 2016 staff sent Pechanga the Environmental Assessment Cultural Section for review. No comments were made and consultation concluded on February 12, 2017. Tribal monitoring has been included as a condition on the project at the request of Pechanga.
16. Environmental Assessment No. 42846 identified the following potentially significant impacts:
 - a. Cultural Resources

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

CONCLUSIONS:

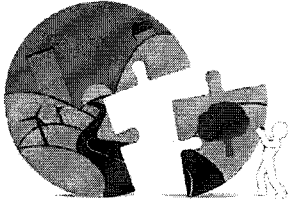
1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other 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 conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A fault zone or within ½ mile of a fault;
 - d. An area susceptible to liquefaction;
 - e. An area susceptible to subsidence;
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountain Area Plan; and
 - b. A very high fire area

4. The subject site is currently designated as Assessor's Parcel 571-400-011.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: July 10, 2017
TO: Directors Hearing Chairman
FROM: Dave Alvarez, Project Planner
RE: Item 3.1 – Tentative Parcel Map No. 36991

Subsequent to preparation of the staff report packet and advertisement of the public hearing, staff received a letter for the project from the Department of Fish and Wildlife stating that staff did not adequately review and analyze impacts within the Biological Resources Section of the Environmental Assessment. Some of those impacts addressed include the following:

1. Special Status Plant Species
2. Nesting Birds
3. Riparian / Riverine Resources
4. Urban / Wildlands Interface
5. Defensible Space, Conservation Lands, and Sensitive Habitats
6. Circulation of CEQA document

The letter concluded requesting staff to re-assess the environmental document to address the impacts mentioned above.

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State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0167
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



July 7, 2017
Sent via email

Mr. David Alvarez
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
daalvarez@rivco.org

Subject: Initial Study and Mitigated Negative Declaration
Tentative Parcel Map No. 36991 (PM36991)

Dear Mr. Alvarez:

The Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study and proposed Mitigated Negative Declaration (IS/MND) for the Tentative Parcel Map No. 36991 Project (project). The Department is responding to the IS/MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The project proposes the subdivision of a 79.95-acre parcel (Assessor Parcel Number 571-400-011) into four residential lots with a minimum lot size of 15 acres. The project site is located along Stanley Road to the north and south, easterly of Larkin Lane Street, and westerly of Teunissen Street in the Cahuilla Mountain area of Riverside County.

COMMENTS AND RECOMMENDATIONS

The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources); and administers the Natural Community Conservation Planning Program (NCCP)

Conserving California's Wildlife Since 1870

Program). The Department offers the comments and recommendations presented below to assist the County of Riverside (County; the CEQA lead agency) in adequately identifying and/or mitigating the project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable the Department to adequately review and comment on the proposed project with respect to impacts on biological resources and the project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Following review of the IS/MND the Department has concerns related to project-related impacts to special-status native plants, areas subject to Fish and Game Code (FGC) section 1602, adjacent conserved lands, the lack of mitigation measures proposed by the County, and the improper segmentation of the proposed project. The Department's comments and recommendations on the IS/MND include:

Adequacy of a Mitigated Negative Declaration

CEQA requires the preparation of an Environmental Impact Report (EIR) for any project which *may* have a significant effect on the environment (Pub. Resources Code § 21100, subd. (a)). The CEQA Guidelines provide that an EIR is required whenever a "fair argument" can be made of significant impacts even though the lead agency may be presented with other substantial evidence that the environmental effects will not be significant (CEQA Guidelines § 15064, subd. (f)(1)). In this case, an EIR is legally required for the following reasons:

The Project is Improperly Segmented

The project is described as the subdivision of land into four residential lots. The IS states (page 5) that the "project simply proposes a subdivision of four (4) single-family residential lots. No construction is being proposed." However, development of the parcels is a "reasonably foreseeable consequence" of the project (e.g., IS page 5 "The project will require some grading on the flatter surfaces of the site"). CEQA prohibits the segmentation or piecemealing of projects in this manner. CEQA requires that the lead agency examine the "whole" of the project; in this case, the "project" includes the land development.

CEQA's requirement to examine the "whole" of the project is particularly important where it is unclear how the future development of the site will be processed by the County. The Department is concerned that future development of the site may be reviewed administratively without public notice and presumably without further CEQA review. Because this application may be the only time when the environmental effects of the project will be reviewed and subject to public scrutiny, the entirety of the project must be examined at this time.

IS addresses impacts of future development. No development is proposed at this time.

The Project Description is Inadequate

The Project Description (page 1) states that the proposed project "consists of an application for a... subdivision of 79.95 gross acres into four (4) residential lots". However, this statement conflicts with later sections of the IS which reference grading (page 5), "earth moving activities and construction of new facilities" (page 9), and the construction of housing pads (Figure 5a of the Jurisdictional Delineation prepared by L&L Environmental (August 12, 2016)). Because future development is contemplated on the four residential parcels, the project description is misleading and fails on an informational basis.

Biological Resources

Because of the foreseeable development of the site, the project has the potential to impact sensitive and protected species and other biological resources. The project also has the potential to impact the MSHCP.

Special Status Plant Species

The IS/MND identifies that southern mountains skullcap (*Scutellaria bolanderi* ssp. *austromontana*) were observed on the central portion of the project site. Southern mountains skullcap has a California Native Plant Society (CNPS) ranking of 1B.2 (Plants Rare, Threatened, or Endangered in California and Elsewhere). The CNPS's California Rare Plant Ranking System recognizes that southern mountains skullcap is rare throughout its range and in significant decline:

All of the plants constituting California Rare Plant Rank 1B meet the definitions of the California Endangered Species Act of the California Fish and Game Code, and are eligible for state listing. Impacts to these species or their habitat must be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they meet the definition of Rare or Endangered under CEQA Guidelines §15125; (c) and/or §15380.

Page 12 of the IS/MND states, "While impacts to these species [southern mountains skullcap and orange-throated whiptail] would be considered adverse, they are not anticipated to impact the long term survival of the species". However no information is provided in the IS/MND to support this statement, nor is a discussion included on the relative importance of the populations on the project site. Because the IS/MND fails to fully analyze the local and regional importance of these populations, the Department finds the County's conclusion (page 12) that "Impacts will be less than significant" to be flawed. Further, the Department argues that a fair argument of impacts to these species can be made: the development of the site has the potential to directly impact these species. The Department recommends that the County complete a thorough assessment of

CoA
10. EPD-01

the importance of these populations and that the findings of this assessment be circulated for public review. The Department also recommends that the County explore the opportunity for conservation of southern mountains skullcap on site.

Areas Subject to Fish and Game Code Section 1602.

The Department requires notification for work undertaken in or near any river, stream, or lake that flows at least episodically, including ephemeral streams, desert washes, and watercourses with a subsurface flow. Fish and Game Code section 1602 states, "An entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, unless all of the following occur". Upon receipt of a complete notification, the Department determines if the activities may substantially adversely affect existing fish and wildlife resources.

Figure 5a of the Jurisdictional Delineation (JD) prepared by L&L Environmental (August 12, 2016) shows the housing pad on Parcel 4 impacts Drainage 4b. Review of aerial photography shows there may be additional drainages in Parcels 2, 3, and 4 that were not included in the JD and that widths of state jurisdictional areas may be underestimated.

Rather than requiring consultation with agencies with jurisdiction over waters of the state and/or waters of the United States (US), the IS states (page 13) that the "project has been conditioned prior to map recordation...to provide an Environmental Constraints Sheet (ECS)". Because no specific information is included in the IS/MND pertaining to the ECS, the Department finds that this measure constitutes uncertain and ineffective mitigation. Delaying the identification of impacts to waters of the State and/or US and the development of mitigation until after the adoption of CEQA denies the public the ability to review and comment on the project.

The Department recommends that the County condition the project applicant to notify the Department's Lake and Streambed Alteration Program prior to any impact to areas subject to FGC section 1602. Further, to ensure compliance with FGC section 1602 the Department recommends that the County condition the project applicant to notify the Department prior to the issuance of any grading permit.

Please note that the Department's issuance of a Lake or Streambed Alteration (LSA) Agreement is a "project" subject to CEQA (see Pub. Resources Code § 21065). To facilitate issuance of an LSA Agreement, if necessary, the CEQA document should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, monitoring and reporting commitments. Early consultation with the Department is recommended,

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Mark Barnhardt, Ruth Perecko Barnhardt and Theresa Duncan, as Trustee for the Solo 401(K) Plan with Provident Trust Group, LLC FBO Theresa Duncan ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 571-400-011 ("PROPERTY"); and,

WHEREAS, on October 21, 2015, PROPERTY OWNER filed an application for Parcel Map No. 36991 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Theresa Duncan
35350 Loma Ventoso Lane
Temecula, CA 92592

Mark and Ruth Barnhardt
4687 Steeplechase Drive
Virginia Beach, VA 23464

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: _____
Steven Weiss
Riverside County Planning Director

Dated: _____

PROPERTY OWNER:
Mark Barnhardt, Ruth Perecko Barnhardt and Theresa Duncan, as Trustee for the Solo 401(K) Plan with Provident Trust Group, LLC FBO Theresa Duncan

By: Mark Barnhardt
Mark Barnhardt

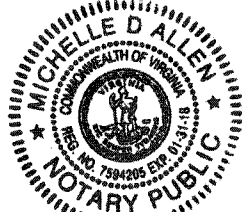
Dated: May 5, 2016

By: Ruth Perecko Barnhardt
Ruth Perecko Barnhardt

Dated: May 5, 2016

By: _____
Theresa Duncan
Trustee for the Solo 401(K) Plan with Provident
Trust Group, LLC FBO Theresa Duncan

Dated: _____



Michelle D. Allen

Notary Acknowledgement

State of _____) ss.

County of _____)

On _____ before me, _____, a Notary Public, personally appeared

Name of Person
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary: _____

(seal)

Notarial Certificate for Acknowledgment

State of Virginia)

County of Virginia Beach)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Mark Baenhardt and Ruth Baenhardt
name(s) of principal(s)

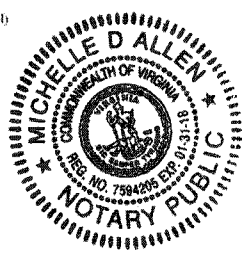
Date: 5/5/2016

Michelle D Allen
Signature of Notary

Michelle D Allen
Printed Name of Notary

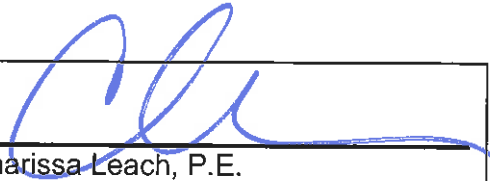
(seal)

My commission expires: 01/31/2018



Agenda Item No.: 3.1
Area Plan: REMAP
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Dave Alvarez
Director's Hearing: July 10, 2017

TENTATIVE PARCEL MAP NO. 36991
ENVIRONMENTAL ASSESSMENT NO. 42846
Applicant: Ruth and Mark Barnhardt
Engineer/Representative: LEC, Inc.



Charissa Leach, P.E.
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36991 proposes a Schedule "H" subdivision of 79.95 acres into four (4) single-family residential parcels. The parcels will be a minimum of fifteen (15) gross acres.

The project site is located along Stanley Road to the north and south, easterly of Larkin Lane, and westerly of Teunissen Street.

ISSUES OF POTENTIAL CONCERN:

The project site has slopes that average 15%-25% and is located within a Very High Fire Area. The Fire Department has reviewed and conditioned the project to comply with entrances, driveway access, a fuel modification plan, water service plan, and fire hydrants (COA 50.FIRE.2 through 50.FIRE.14) as required for development within a Very High Fire Area. Ultimate building construction will also be required to comply with building code requirements for Very High Fire Areas. The Building and Safety Department has also reviewed and conditioned the project not to exceed slopes greater than a 2:1 slope (COA 10.GRADE.8) to provide for greater slope stability.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM)
- 2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM) to the north, west, and south, and Rural: Rural Residential (R:RR) to the east.
- 3. Existing Zoning (Ex. #2): Rural Residential (R-R)
- 4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, south, east, and west.
- 5. Existing Land Use (Ex. #1): The project site is currently undeveloped
- 6. Surrounding Land Use (Ex. #1): Vacant property to the north and south and scattered single family residential dwellings to the east and west.
- 7. Project Data:
 - Total Acreage: 79.95
 - Total Proposed Lots: 4
 - Proposed Min. Lot Size: 15 acres
 - Schedule: H

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42846**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 36991, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The existing Land Use Designation of the project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The proposed Project is consistent with the Rural Mountainous (R: RM) (10 Acre Minimum) land use designation. More specifically, the minimum lot size of the proposed parcels will be 15 acres.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) to the north, west, and south, and Rural: Rural Residential (R:RR) to the east.
3. The project site has a zoning classification of Rural Residential (R-R).
4. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.
5. The development standards for the Rural Residential (R-R) zoning classification require a minimum lot size of half an acre. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15 acres. The proposed subdivision meets all applicable standards of the Rural Residential (RR) zone. Based on the findings provided above, the proposed project will conform to the development standards of the Rural Residential (R-R) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. Furthermore, any ultimate development of the proposed parcels or with residences will be required to comply with the development standards of the Rural Residential (RR) zone.
6. The proposed residential lot subdivision is consistent with the Schedule "H" map requirements of Ordinance No. 460, Section 10.13, and with other applicable provisions of Ordinance No. 460, such as street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.
7. The design of Parcel Map No. 36991 is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. Furthermore, General Plan Principle VI.1 states that rural land use designations should be

established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods.

8. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Finding 14. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Rural Residential and Rural Mountainous land use designations.
9. The Initial Study and Negative Declaration prepared for the project analyzed the potential environmental impacts of the project. Tentative Parcel Map No. 36991 is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Based on the findings and conclusions in the Initial Study, the design of Tentative Parcel Map No. 36991 is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
10. The design of Tentative Parcel Map No. 36991 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the parcel map there are existing easements and dedications for access and use of the property that will continue to exist with the recordation and development of Tentative Parcel Map No. 36991.
11. Located within project vicinity is vacant property to the north and south and scattered single-family residential dwellings to the east and west.
12. The proposed project is not located within a City Sphere of Influence.
13. The proposed Project is located in the Coachella Valley Multiple Species Habitat Conservation Plan, but is not within a Criteria Cell or designated for open space conservation. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
14. This land division complies with all requirements of Government Code Section 66474.02
 - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. Notifications for AB52 consultation were sent out to Rincon, Pechanga, and Soboba on November 16, 2015. Request for consultation was received from Pechanga with no responses received from

other tribes. A Phase 1 report was prepared by applicant and submitted on June 2, 2016 for staff review. The Phase 1 report was sent to Pechanga on October 21, 2016. On December 31, 2016 staff sent Pechanga the Environmental Assessment Cultural Section for review. No comments were made and consultation concluded on February 12, 2017. Tribal monitoring has been included as a condition on the project at the request of Pechanga.

16. Environmental Assessment No. 42846 identified the following potentially significant impacts:

a. Cultural Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A fault zone or within ½ mile of a fault;
 - d. An area susceptible to liquefaction;
 - e. An area susceptible to subsidence;
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountain Area Plan; and

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

Notes

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



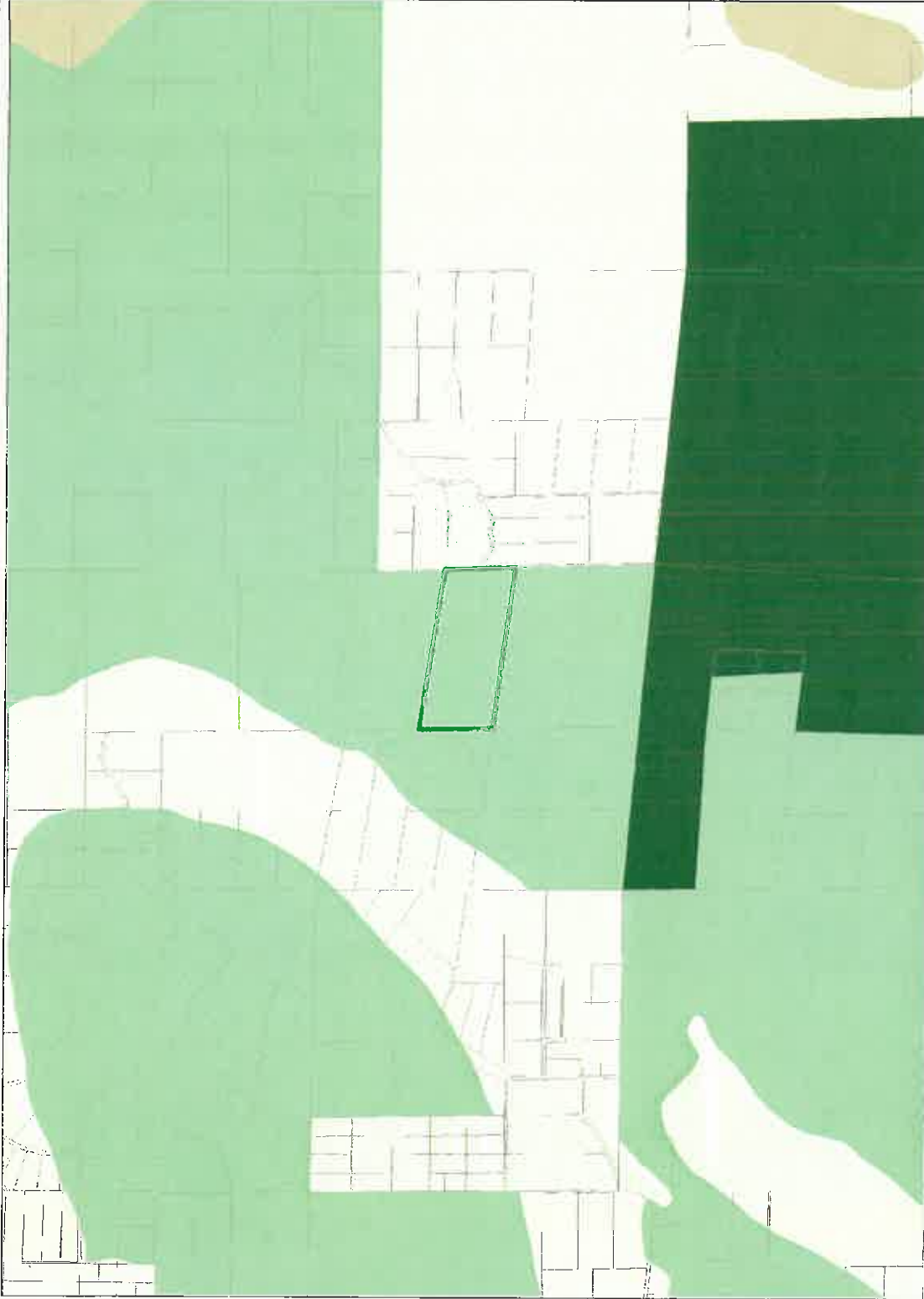
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Land Use Map



Legend

Landuse

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat

Notes

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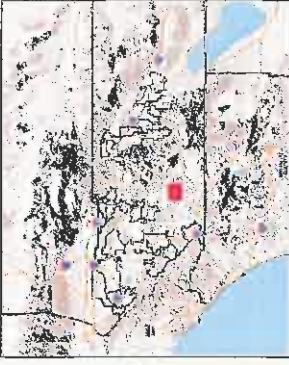
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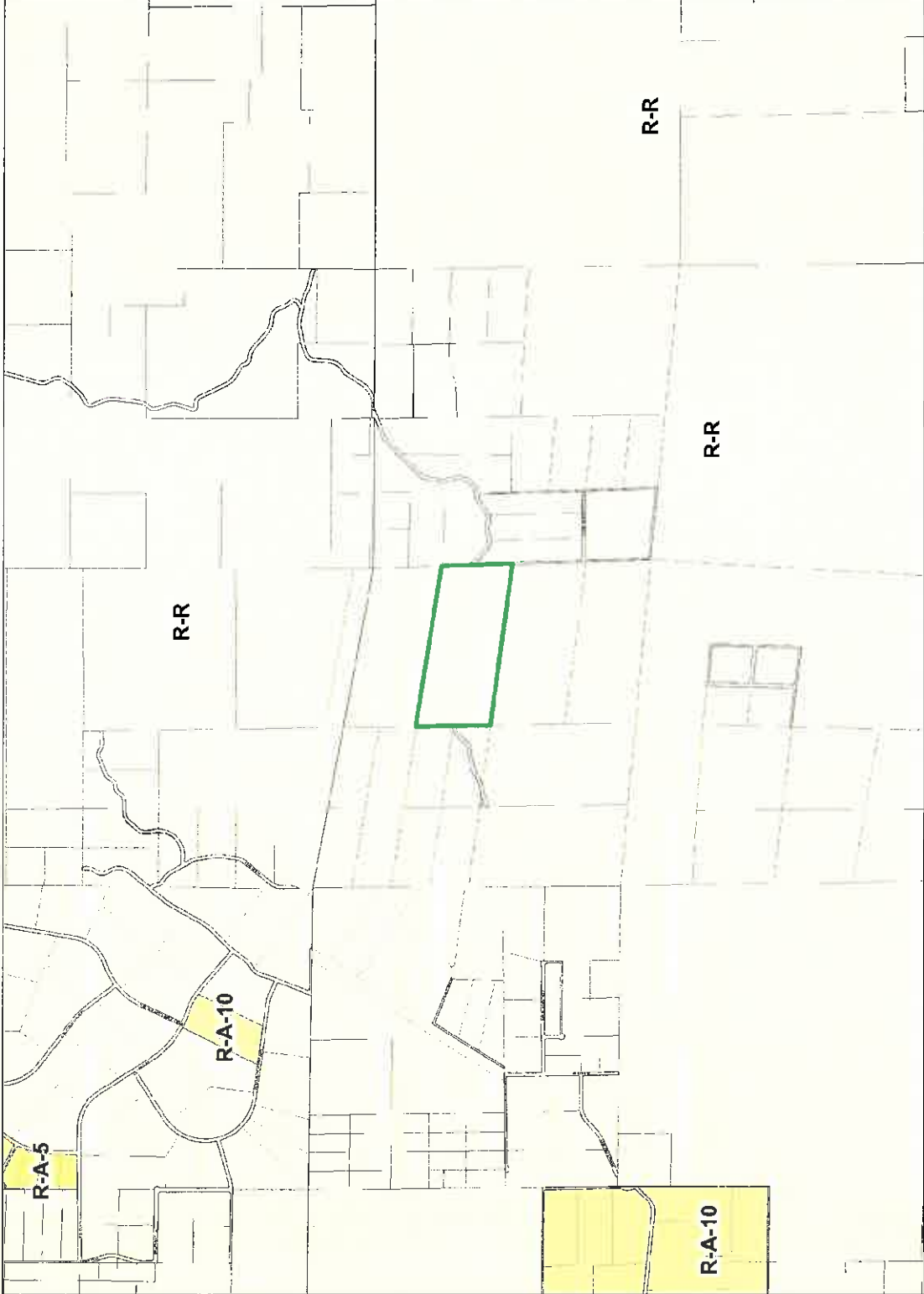
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Zoning Map



Legend

Zoning	OTHER ZONING
A-1	[Green swatch]
A-1-1	[Green swatch]
A-1-1 1/2	[Green swatch]
A-1-1/2	[Green swatch]
A-1-10	[Green swatch]
A-1-15	[Green swatch]
A-1-2	[Green swatch]
A-1-2 1/2	[Green swatch]
A-1-2 1/4	[Green swatch]
A-1-20	[Green swatch]
A-1-300000	[Green swatch]
A-1-4	[Green swatch]
A-1-40	[Green swatch]
A-1-5	[Green swatch]
A-2	[Green swatch]
A-2-1	[Green swatch]
A-2-10	[Green swatch]
A-2-2	[Green swatch]
A-2-2 1/2	[Green swatch]
A-2-20	[Green swatch]
A-2-5	[Green swatch]
A-D	[Green swatch]
A-P	[Green swatch]
A-P-10	[Green swatch]
A-P-2 1/2	[Green swatch]



Notes

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Parcel Map (PM) No. 36991

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

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

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 5/31/2017

Applicant/Project Sponsor: Ruth and Mark Barnhardt Date Submitted: 11/2/2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Dave Alvarez Date: _____

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

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

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: PM36991

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42846
Project Case Type (s) and Number(s): PM36991
Lead Agency Name: County of Riverside
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: (951) 955-5719
Applicant's Name: Ruth and Mark Barnhardt
Applicant's Address: 4687 Steeplechase Drive, Virginia Beach, VA 23464

I. PROJECT INFORMATION

Project Description: The proposed Project consists of an application for a Parcel Map (PM36991) for a schedule "H" subdivision of 79.95 gross acres into four (4) residential lots with a minimum lot size of 15 gross acres.

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

B. Total Project Area:

Residential Acres: 79.95	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			

C. Assessor's Parcel No(s): 571-400-011

D. Street References: Project site is located along Stanley Road to the north and south, easterly of Larkin Lane Street, and westerly of Teunissen Street.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township T7SR1E SEC 3

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a vacant lot located along Stanley Road with slopes that average 15%-25%. There are scattered single-family residences around the vicinity.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Riverside Extended Mountain Area Plan of the Riverside County General Plan. The Project site is currently designated as "Rural Mountainous (RM)" by the General Plan and the Riverside Extended Mountain Area Plan, designated for single-family residences on parcels ten (10) acres or more. The Project site is not located within a policy area nor a Sphere of Influence. The Project site does not fall within a General Plan Policy Overlay Area.

2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located in the Riverside Extended Mountain Area Plan of the Coachella Valley Multiple Species Habitat Conservation Plan, but is not within a Criteria Cell or designated for open space conservation. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The project site is located within a Very High Fire Area. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies.
6. **Housing:** The proposed Project would result in a subdivision that would potentially accommodate four (4) single-family residences. The Project would not conflict with the general Plan Housing Element policies.
7. **Air Quality:** The proposed Project would result in a subdivision that would potentially accommodate four (4) single-family residences and would not result in a substantial amount of emissions. Accordingly, the Project would not conflict with Air Quality Element policies.

B. General Plan Area Plan(s): Riverside Extended Mountain

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Riverside Extended Mountain

2. **Foundation Component(s):** Rural Community on all sides

3. **Land Use Designation(s):** Rural Residential to east; Rural Mountainous to the north, south, and west

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

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

J. Proposed Zoning, if any: N/A

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> 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

Dave Alvarez

Printed Name

June 13, 2017

Date

For Charissa Leach, P.E., Assistant TLMA
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				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) According to General Plan Figure C-8, *Scenic Highways*, the nearest County Eligible Scenic Highway is Highway 79 located approximately 9.5 miles south of the Project site. Views of the Project site from Highway 79 are not possible due to distance, existing development and topography. Additionally, the Project simply proposes a subdivision of four (4) single-family residential lots. No construction is being proposed. Accordingly, the proposed Project would not have an effect upon a scenic highway corridor, and no impact would occur.

b) The Project proposes a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. The project site will require some grading on the flatter surfaces of the site, however, it will not alter scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 16.23 miles north of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655 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 proposes a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. Therefore, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The Project proposes a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. Any proposed single-family residences will be required to adhere to Riverside County Ordinances No. 915 which regulates outdoor lighting to specifically limit lighting impacts on surrounding uses. Additionally, the amount of exterior lighting anticipated would be similar to existing surrounding exterior lighting on residential parcels. The project would not be any new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project site does not have a farmland designation. Thus, the project will not 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. No impact will occur regarding this issue area.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the California Department of Conservation, the Project site is not subject to a Williamson Act Contract. A Williamson Act Contract is not within proximity of the Project site. Furthermore, there are no properties surrounding the project site that are zoned primarily for agricultural purposes. It is also not located in close proximity to any agricultural preserves, thus the project site is not subject to a Williamson Act (agricultural preserve) Contract or other agricultural preserve, and no impact will occur.

d) Implementation of the proposed Project would involve a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. The project vicinity has existing scattered single-family residences, as such, implementation of the proposed Project would not involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook

Finding of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a 4-lot residential subdivision which is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation due to the limited scope of the project and the amount of vehicle trips generated will be less than 100 peak hour trips. Thus, less than significant impacts are anticipated to occur

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is a four-lot residential subdivision and is therefore not considered a *significant project*.

Based on the consistency analysis presented above, the proposed project is not anticipated to conflict with the AQMP. Therefore, less than significant impacts will occur.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes a four-lot residential subdivision. Development of the project site will involve earth moving activities and construction of new facilities; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts will be less than significant.

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, and/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 industrial 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. The project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project is a four-lot residential subdivision that could ultimately be built to residential uses. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is a four-lot residential subdivision that does not include any of the above uses. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Habitat Assessment for Mountain Yellow-Legged Frog, Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis for APN 571-400-011 prepared by L&L Environmental, Inc. dated August 9, 2016; Jurisdictional Delineation with Least Environmentally Damaging Practical Alternative prepared by L&L Environmental dated August 12, 2016; Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The approximately 80-acre project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) REMAP Area Plan. The project site is not located within Criteria Cell; therefore, it is not subject to the MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

MSHCP Riparian/Riverine Habitat is present on the project site. According to the Jurisdictional Delineation prepared by L&L Environmental dated August 12, 2016, 1.484 acres of state wetlands/MSHCP Riparian Habitat is located on the project site. The proposed project will not impact riparian/riverine habitat or riparian associated birds due to no clay soils have been documented as occurring on any portion of the site and the site does not appear to support any natural vernal pool habitat, no special status plant species typically associated with vernal pools in the region were observed during this study and none are expected to occur on the site. No fairy shrimp or potential habitat for fairy shrimp was identified onsite during the field survey. No potential habitat for mountain yellow-legged frog is present on the project site.

The project has been conditioned prior to map recordation by the County of Riverside to provide an Environmental Constraints Sheet (ECS). The ECS must delineate and label the areas mapped as "Drainage" on the Biological Resources Map within the Habitat Assessment for Mountain Yellow-Legged Frog, Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by L&L Environmental, Inc. dated August 2016.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to County of Riverside Conditions of Approval.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species habitat assessment area. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The parcel immediately south of and adjacent to the project area is mapped as RCA Conserved Lands; however, due to topography the project area slopes north and west and not toward the conserved lands and runoff from the project area does not reach the conserved lands or any conserved lands downstream. The proposed project would split the existing parcel into four residential lots. The project is required to comply with the MSHCP Urban/Wildland Interface Guidelines (UWIG) related to Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The County of Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has conditioned the project to comply with the UWIG Guidelines. The project is consistent with Section 6.1.4 of the MSHCP with implementation of Riverside County Conditions of Approval.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for mountain yellow-legged frog. According to the Habitat Assessment for Mountain Yellow-Legged Frog (MYLF), Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by L&L Environmental (August 2016), the ephemeral drainage features onsite do not contain a consistent supply of water and pools do not exist. The nearest location where MYLF has been identified (known as the "southern mountain yellow-legged frog" in the CNDDDB) that is listed in the CNDDDB is 9.3 miles north of the project area and associated with habitat downstream from Lake Hemet. All of the listed MYLF locations within 10 miles of the project area in the CNDDDB are associated with Lake Hemet and habitat downstream from the lake. The project area is in a different watershed. No potential habitat for mountain yellow-legged frog is present on the project site. The project is consistent with Section 6.3.2 of the MSHCP.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with adherence to Riverside County Conditions of Approval.

- b) No federal or state listed endangered or threatened species were observed during the field survey conducted by L&L Environmental on May 16 and 23, 2016. No impacts to any endangered, or threatened species will occur.
- c) Only two (2) special status species (southern mountains skullcap and orange -throated whiptail) were observed onsite during this survey. Southern mountains skullcap was observed alongside the drainage area at the central portion of the site, south of Stanley Road. This special status species is classified as "List 1 B.2" ("plants rare and endangered in California and throughout their range") by the California Native Plant Society. Orange -throated whiptail (OTW) is a special status species in California and considered a Species of Special Concern. While impacts to these species would be considered adverse, they are not anticipated to impact the long term survival of the species. These species are not listed as a state or federal endangered, threatened, candidate, or rare listed species. Impacts will be less than significant.
- d) The project site is not located within an MSHCP Existing Linkage, Proposed Linkage, or Special Linkage Area.

Mature oak trees are present on the project site and provide potential nesting habitat for raptors and other birds protected by the Migratory Bird Treaty Act. The project has been conditioned prior to grading permit issuance for a Pre-Construction Nesting Bird Survey. Prior the finalization of the grading permit, the results of the survey must be submitted to the County Biologist for review and approval. Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will be less than significant with adherence to County of Riverside Conditions of Approval.

e-f) According to the Jurisdictional Delineation prepared by L&L Environmental dated August 12, 2016, four jurisdictional features and their tributaries were identified on the project site. The jurisdictional area within the study boundary includes 7,431 linear feet/14,530 square feet (0.334 acres) of stale streambed / MSHCP riverine habitat and federal jurisdictional features (Waters of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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U.S.). Features 1 and 2 mapped in the Jurisdictional Delineation include state wetland / MSHCP riparian habitat (1.484 acres). No federal wetlands are present on the project site.

The project has been conditioned prior to map recordation by the County of Riverside to provide an Environmental Constraints Sheet (ECS). This is done so the project does not impact drainage or oaks without mitigation. The ECS must delineate and label the areas mapped as "Drainage" on the Biological Resources Map within the Habitat Assessment for Mountain Yellow-Legged Frog, Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by L&L Environmental, Inc. dated August 2016.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. Coast live oak woodland habitat is present on the central and northern portions of the site in association with the southeast to northwest trending feature north of Stanley Road. More trees are present at the northern portion of this drainage onsite.

The project has been conditioned prior to map recordation by the County of Riverside to provide an Environmental Constraints Sheet (ECS). The ECS shall map and label all oak trees identified on the Biological Resources Map within the Habitat Assessment for Mountain Yellow-Legged Frog, Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by L&L Environmental, Inc. dated August 2016. This is done so the project does not impact drainage or oaks without mitigation.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: PDA05003- Sanka 2016: Phase 1 Cultural Resources Assessment for the Barnhardt Subdivision Project +/- 79 acres, Cahuilla Mtn. Area, Riverside County California

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there are one or more historical isolates within the project site. These resources include P-33-025339- (2) church-key opened beverage cans and P-33-25340- (1) church key opened beverage can. A cultural resource report entitled, *A Phase 1 Cultural Resources Assessment for the Barnhardt Subdivision Project +/- 79 acres, Cahuilla Mtn. Area, Riverside County, California*, dated October 18, 2016, and prepared by L & L Environmental evaluated the significance of the resources. Based on the results of this study, it has been determined that the isolated historic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources is/are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant historic resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Therefore, impacts would be less than significant to historic resources.

Mitigation: No mitigation is required.

Monitoring: An archeological monitor will be required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: PDA05003- Sanka 2016: Phase 1 Cultural Resources Assessment for the Barnhardt Subdivision Project +/- 79 acres, Cahuilla Mtn. Area, Riverside County California

Findings of Fact:

a-b) The project site has been surveyed by a Riverside County approved archaeologist and it has been determined that there is one (or more) archaeological resources present. These resources include one isolate P-33-25338 and sites CA-RIV-7632, CA-RIV-7633 and RIV-12378. An archaeological technical study entitled, *A Phase 1 Cultural Resources Assessment for the Barnhardt Subdivision Project +/- 79 acres, Cahuilla Mtn. Area, Riverside County, California*, dated October 18, 2016 and prepared by L & L Environmental, evaluated the significance of the archaeological resources. Based on the study, it has been determined that resources CA-RIV-7632, CA-RIV-7633 and RIV-12378 are significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. These sites are also eligible for inclusion on the California Register. The proposed project design will not impact these resources because the areas will not be impacted prior, during, or after grading and construction. Impacts have been reduced to a level below significant with the implementation of project design considerations and conditions of approval that include:

An Environmental Constraints Sheet (50 Planning 024) will be included in the grading plans which will indicate environmentally constrained areas and the requirement for avoidance. A Preservation Plan (70 Planning 002) will be developed for the long-term care and maintenance of these sites. They will be protected during construction activities by temporary fencing (60 Planning 024) and the Project Archaeologist will conduct Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Cultural Resources Monitoring Program (CRMP) (60 Planning 023) will be implemented that addresses the details of all activities that must be completed and procedures that must be followed regarding cultural resources associated with this project. The CRMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without procedures that would reduce the impacts to less than significant. An archaeological and Native American monitor will be present during all ground disturbing activities associated with this project. These are all standard conditions of approval when resources are present onsite, so these are not considered mitigations pursuant to CEQA. With implementation of these conditions of approval, impacts would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant (10 Planning 018).

d) Based on an analysis of records including a Sacred Lands File Search conducted by the Native American Heritage Commission with negative results, and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the area because there were none identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or, | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Findings of Fact:

a-b) Based on Native American consultation; notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52. The Rincon Band of Luiseno Indians deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from the Cahuilla Band of Indians and the Pechanga Band of Luiseno Mission Indians.

Cahuilla and Pechanga provided information that CA-RIV-7632 and CA-RIV-7633 are Tribal Cultural Resources and recommended avoidance and preservation of these resources. A site visit was made by a representative of the Cahuilla band accompanied by the project archaeologist, County Archaeologist and the applicant. The field visit clearly demonstrated that the project will not physically impact these resources. To further ensure these resources will not be impacted, the following mitigation measures have been incorporated.

MITIGATION MEASURES:

MM CUL-1

Environmental Constraints Sheet

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-7632, CA-RIV-7633 and CA-RIV-12378. 50 Planning 024

MM CUL-2

Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only. This agreement shall not modify any condition of approval or mitigation measure. 60 Planning 022

MM CUL-3

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Archaeologist/ Cultural Resources Monitoring Program

Prior to issuance of grading permits: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program that addresses the details of all activities that must be completed and procedures that must be followed regarding cultural resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without procedures that would reduce the impacts to less than significant. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor

An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist and if required, in consultation with the Tribal monitor.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same: "A fully executed reburial agreement with the monitoring Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist. "A curation agreement with an appropriate qualified repository within Riverside County that meets federal

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standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. "If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation. **60 Planning 023**

**MM CUL-4
Temporary Fencing**

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-07632, CA-RIV-07633 AND CA-RIV-012378 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed. **60 Planning 024**

**MM CUL-5
Preservation Plan**

Prior to Grading Final, the Project Archaeologist shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-7632, 7633 and 12378. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance plan to the County Archaeologist and if involved, Native American Tribe for approval. **70 Planning 002**

Monitoring: Mitigation will be monitored by the Planning Department through the conditions of approval and the Building and Safety plan check process.

11. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity".

Findings of Fact:

The proposed Project is to allow for the subdivision of a 79.95 acre parcel into four (4) single-family residential parcels that could be developed with four (4) single-family residences. The project site is located within an area as having Low Potential for Paleontological Resources as shown on the County's General Plan Paleontological Sensitivity Map and "Map my County." To ensure protection of any resources, if encountered, a standard condition of approval (COA 10. PLANNING. 14) for protection of those resources is included. With incorporation of this condition any impacts related to paleontological resources will be reduced to less than significant impacts.

Mitigation: No mitigation is required.

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

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a - b) According to the General Plan and GIS database, there are no map fault zones within or near the Project site. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Liquefaction Potential Zone

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

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

Findings of Fact: According to the General Plan, the Project site is not located within a liquefaction zone. The proposed Project proposes a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. Therefore, the proposed Project would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels that could be developed with four (4) single-family residences. The project site is not located within an area susceptibility to seismically induced landslides and rockfalls. Once a development proposal to build on the property is submitted, the incorporation of the California Building Code requirements pertaining to new construction will minimize the potential for structural failure or loss of life due to strong seismic ground shaking by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Landslide Risk

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

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

Findings of Fact: The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels that could be developed with four (4) single-family residences. The Project site is generally on a slope with a slope average of 22% of the entire site. Once a development proposal to build on the property is submitted, the incorporation of the California Building Code (CBC) requirements pertaining to new construction will minimize the potential for grading failure or loss of life due to strong seismic ground shaking by ensuring that building pads are graded pursuant to applicable design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the project would result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact: According to General Plan, Figure S-7, the project site is not located within an area potentially susceptible to subsidence. However, development of the site would require compliance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Title 24 of the California Building Code which would ensure impacts related to ground subsidence would have no impact due to ultimate development of the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Project site is more than 54 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 10.5 miles east of the Skinner Reservoir and is not within a high dam hazard zone, as illustrated by the Riverside County General Plan, Riverside Extended Mountain Area Plan, Figure 10, *Riverside Extended Mountain Area Plan Special Flood Hazards*. Additionally, Figure 10, *Riverside Extended Mountain Area Plan Special Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. Therefore, no impacts would occur in regards to these issue areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels. Future development would ultimately result in the construction of four (4) single-family residences. The project site is on a slope that averages between 15%-25% with an elevation range of 3,350-3,590 average mean sea level (amsl). Building and Safety has placed conditions to changes of slopes (COA 10. GRADE. 1, 10. GRADE. 3, 10. GRADE. 4, 10. GRADE. 6, and 10. GRADE. 8) to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide grading conditions and provide erosion control. With incorporation of these conditions, any impacts related to change in topography will be reduced to a less than significant level.

b) The proposed project site has slopes that average 15%-25%. Future development of the site will not result in cut or fill slopes greater than 2:1. Building and Safety has also place a condition that slopes are limited to a maximum steepness ratio of 2:1 (COA 10. GRADE. 8). With incorporation of this condition any impacts related to cut and fill slopes will be reduced to less than significant impacts.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels. Future development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of grading Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) and has been conditioned (COA 10. GRADE. 5). Impacts will be less than significant.

b) The proposed project site is not located on expansive soil, therefore no impacts will occur.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. To ensure that the project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that prior to the issuance of building permits a soils percolation report shall be prepared in accordance with the Department of Environmental Health Technical Guidance Manual for each parcel (COA 80. E

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HEALTH.2). In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels. Future development could ultimately result in the construction of four (4) single-family residences. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site or into natural watercourses. The proposed grading would not substantially alter drainage patterns or increase the rate of flows that can result in any change in deposition. Therefore, the impacts would be less than significant.

b) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre minimum parcels. Future development could ultimately result in the construction of four (4) single-family residences. The potential for on-site water erosion will increase due to grading and excavating activities during the construction phase. However, the National Pollutant Discharge Elimination System (NPDES) requires that construction activities which disturbs 1 acre of land or more are required to provide a Storm Water Prevention Plan (SWPPP) and year round Best Management Practices (BMP's) which are required to be maintained and in place for all areas that have been graded or disturbed. BMPs, such as the use of gravel bags and sediment filters during construction activity, must be implemented for maintaining water quality and reducing erosion. Impacts will be less than significant. The Building and Safety Department has conditioned the project to for Erosion Control Protection (10.BS GRADE.6). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: The Project proposes a subdivision into four (4) single-family residential lots that could be developed with four (4) single-family residences. According to General Plan Figure S-8, the Project is located in an area of moderate wind erosion. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this project requiring that the developer take all necessary measures to control dust during construction. (COA 10 BS GRADE. 7). With such compliance the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project materials

Findings of Fact:

Background

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to allow for the subdivision of a 79.95 acre parcel into four (4) parcels with a minimum lot size of 15 acres. The proposed grading activity will be for the ultimate development of four (4) single-family residences. As with the proposed grading, the type of small-scale residential development that could follow the proposed grading would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the project will result in the construction of four (4) residential lots; the project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not 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 because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed project is located in a very high fire hazard area it is imperative that the project includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, impact are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project is not located within one quarter mile of an existing or proposed school. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) The proposed project site is located approximately 14 miles east of French Valley Airport Influence Area. The proposed project is for the entitlement of a subdivision into four (4) single-family residential lots that could potentially be developed with four single-family residences. Therefore, no impacts will result in regards to these issue areas.

d) The Project site is located approximately 1.25 miles east of a private airstrip. Given the type of aircraft and the low volume of air traffic from this airstrip, the proposed project presents less than significant safety hazards for people residing or working in the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: According to County of Riverside General Plan Riverside Extended Mountain Area Plan Figure 11, *General Plan Wildfire Susceptibility*, and to Riverside County GIS database (Map MyCounty), the proposed project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, length and grade of driveways, gated entries, and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition, General Plan Figure S-4

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 79.95 acre parcel into four (4) 15- acre minimum parcels. The project site currently drains from the east to the west. Ultimate development will be for the construction of four (4) single-family residences. All grading shall be subject to the conditions of approval (COA 10. BS GRADE.1; 10. BS GRADE.3- 11; 10. BS GRADE.13; 10. BS GRADE.15; 10. BS GRADE.18-19; and 10. BS GRADE.20) to ensure that proposed drainage system will be consistent with the natural drainage pattern of the site and will not affect adjacent properties. Because the project will result in the soil disturbance of more than one acre it will be required under the California Construction General Permit (CGP) to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will protect storm water from pollutions as a result of project construction activities through the incorporation of Best Management Practices (BMP's) to minimize or eliminate the amount of surfaces runoff on and across property lines. Therefore, there will be a less than significant impact.

b) As stated above, when grading plans are submitted for the future residential development of the site, Best Management Practices (BMP's) will be required to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. There would be a less than significant impact.

c) Ultimate development of the site will involve grading and construction of four (4) single-family residences and will be subject to conditions as stated in Findings of Fact Section 25.a, of approval to ensure that grading, construction and site development will not interfere with any groundwater supply. Therefore, there will be a less than significant impact.

d) As indicated in Findings of Fact 25.b, the grading plan will incorporate BMP's to minimize and eliminate any substantial surface runoff on-site and across property lines. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

e-f) As indicated in General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Therefore, there would be no impact.

g) Future development of the project site will incorporate BMP's to minimize and eliminate the amount of surface runoff on-site and across property lines, and include measures to avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of the project site would incorporate BMP's to minimize the amount of surface runoff on-site and across property lines, there are no proposed water quality treatment basins or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constructed treatment wetlands that could result in other significant environmental offsets (e.g. increased vector and odors). Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Floodplains

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

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

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

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 79.95 acre lot into four (4) 15 acre minimum lots. Future development may ultimately result in the construction of four single-family residences. With the incorporation of the conditions of approval (COA 10. BS GRADE.1; 10. BS GRADE.3- 11; 10. BS GRADE.13; 10. BS GRADE.15; 10. BS GRADE.18-19; and 10. BS GRADE.20) and incorporation of BMP's development of the project site would not substantially alter the existing drainage pattern of the site or alter any course of a stream or river that would increase the rate or amount of surface on- or off-site. Therefore, there will be a less than significant impact.

b) Ultimate development of the site may alter absorption rates and surface runoff from what currently exists in that the site is currently comprised of vacant land. The project will need to adhere to the requirements of the SWPPP and incorporation of BMP's, compliance with development standards and conditions of approval (COA 60. BS GRADE.1; COA 60. BS GRADE.13; and COA 60. BS GRADE.14) to minimize absorption rates and surface runoff. Therefore, impacts associated with this issue are considered to be less than significant.

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) As indicated in Findings of Fact 26.a-c, the proposed project will not change the amount of surface water in any water body, in that the closest body of water is Lake Skinner approximately 9 miles to the west of the project site. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

28. Land Use

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

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

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

Findings of Fact:

a-b) The Project proposes a subdivision of a 79.95 acre parcel into four (4) single-family parcels. Ultimate development of the site would allow for the construction of four (4) single-family residences. The project is consistent with the development pattern of the area and will not result in an alteration of the present or planned land use of the area. The project site is not located within a Sphere of Influence. Therefore, as proposed the Project would have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

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

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

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 has a zoning classification of Rural Residential (R-R). The proposed project is consistent with the zoning requirements and no impacts related to zoning will occur.

b) The Project is surrounded by properties with a zoning classification of Rural Residential (R-R) to the north, south, east, and west of the project site. The proposed project is to allow for the subdivision of a 79.95 acre parcel into four (4) residential parcels with a minimum lot size of 15 acres which is compatible with the existing surrounding zoning. Therefore, there is no impact.

c) The Project site is surrounded by properties with a land use designation of Rural Mountainous (RM) to the north, west, and south and with a land use designation of Rural Residential (RR) to the east. Future development of four (4) single-family residences on 15 acre lots will be compatible with existing and future land uses in the area. The proposed Project will have no impact.

d) The Project site has a land use designation of Rural Mountainous (RM). This land use designations allows for single-family detached residences on large parcels of 10 acres minimum. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. Therefore, there will be no impact.

e) The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Zones*, the Project site is located within an unstudied Mineral Resources Zone (No MRZ designation Issued) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). Furthermore, the Project site is not identified as an important mineral resource recovery site by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

31. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The proposed project site is located approximately 14 miles east of French Valley Airport Influence Area. Presently, the proposed project is for the entitlement of a subdivision into four (4) single-family residential lots and no construction is being proposed. Due to the distance from the airport no impact will occur.

b) The Project site is located approximately 1.25 miles east of a private airstrip. Even still, such an airstrip may result in occasional flights that may result in individual noise events, but would not expose people to aircraft noise that could be deemed excessive. The unpaved runway length is 1,400 feet allowing for smaller aircraft such as single engine piston or high performance turboprop. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area, therefore, the potential impacts are considered less than significant.

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

Monitoring: No monitoring is required.

32. Railroad Noise

NA A B C D

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

Findings of Fact: The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not located near any highways. The closest highway is Highway 79, which is located more than nine (9) miles to the south of the project area. Noise from this distance will be negligible. Therefore, less than significant impacts in regards to highway noise will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not located near any other source of potential noise other than those associated with a single-family neighborhood; therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development will result in the construction of 4 single-family residences. Construction activity will temporarily raise ambient noise levels in the area which currently exist without the project. However, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because the project proposes residential land uses which are similar in noise character to existing surrounding uses. Grading activities will be regulated by the County Noise Ordinance. Therefore, this impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development of the site will create short term increases in ambient noise levels in the project vicinity during construction activities. However, as discussed in Finding of Fact 34.a, construction hours would be limited due to the proximity of the project site to occupied residences which will limit impacts to less sensitive periods of the day for noise. This is a standard requirement and is, therefore not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development of the site 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 45db(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00a.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 is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres Future development of the site will result in short-term grading activities that may cause a minor degree of ground-borne vibration within the Project site. It is unlikely that other persons

Mitigation: No mitigation is required.

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

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The proposed project is presently a vacant site and will not result in the displacement of any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) As proposed, the project is for the subdivision of a 79.95 acre site into four (4) 15 acre parcels. Ultimate development will result in the construction of 4 single-family residences. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The project will have no impact.
- c) The proposed project is for the subdivision of a 79.95 acre site. The project site is comprised of vacant land, no structures exist on site. Therefore the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e) The project will not cumulatively exceed official regional or local population projections in that ultimate development on site will allow for the construction of four (4) single-family residences. The project will have no impact.
- f) Development of the project site will ultimately result in the construction of 4 single-family residences. An existing road will service the proposed four residential pads. No additional extensions of existing public roads are required. Therefore, less than significant impacts will occur regarding the potential of inducing population growth into the area.

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

Monitoring: No monitoring is 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:

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

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Lake Riverside Station (Station No. 77), located approximately 6.5 miles southeast of the Project site at 49937 Camanche Court, Aguanga CA, 92536. Thus, the Project site is adequately served by fire protection services under existing conditions.

Future potential development on the Project site would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: Riverside County Sheriff's Department provides community policing to the Project area via the Murrieta Sheriff's Station located approximately 14.5 miles west of the Project site at 30755 Auld Road, Suite A, Murrieta CA 92563. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries

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

Findings of Fact: Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services

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

Findings of Fact: The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will have a less than significant impact on health services.

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

Monitoring: No monitoring is required.

RECREATION

42. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development of the project site will result in the construction of 4 single-family residences. The proposed project would not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development of the project site will result in the construction of 4 single-family residences. The residents of these homes would use existing neighborhood or regional parks or other recreation facilities. However, the small increase of users due to implementation of this project will not result in deterioration of existing recreational facilities. Therefore the project will have a less than significant impact.

c) According to “Map My County,” the Project site is not located within County Service Area (CSA), therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments and Riverside County General Plan Riverside Extended Mountain Area Plan, Figure 7 "Area Plan Trails and Bikeway System"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project is to allow for the subdivision of a 79.95 acre lot into four lots with a minimum lot size of 15 acres. Future development of the project site will result in the construction of 4 single-family residences. Based on the County of Riverside, Riverside Extended Mountain Area Plan Figure 7 "Trails and Bikeway System" illustrates that regional and community trails are not located within the vicinity of the site. These trails are not located on or adjacent to the project site or a necessity for the project to construct trails. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre parcels. Ultimate development of the project site will result in the construction of four (4) single-family residences. The project site is located within an area designated for single-family development and the applicant will be required to construct improvements to the roadway system as required by the Transportation Department. No conflict with the circulation system in regards to all modes of transportation will occur due to project implementation, nor will a traffic study be required due to the relatively low counts of traffic anticipated to be generated by the proposed project. Therefore, no impact will occur due to project implementation.

b) The proposed project will not result in a substantial increase of traffic. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c & d) Future development of the project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the project site. The existing roadway providing access to the project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed project will ultimately allow for the construction of four (4) single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. As previously mentioned, The project site is located within an area designated for single-family development and the applicant will be required to construct improvements to the roadway system as required by the Transportation Department. No conflict with the circulation system in regards to all modes of transportation will occur due to project implementation, nor will a traffic study be required due to the relatively low counts of traffic anticipated to be generated by the proposed project. Therefore, impacts are considered less than significant.

h) With the incorporation of conditions of approval in terms of length of driveway, turnaround, slope, and gate width and opening adequate emergency access onto and out of the project site will be ensured. No impact will occur.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No mitigation is required.

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

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: According to the Riverside Extended Mountain Area Plan Figure 7, *Riverside Extended Mountain Area Trails and Bikeway System*, there are no bike paths or regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

a-b) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15 acre parcels. Future development of the site would result in the construction of four single-family residences. Environmental Health has reviewed and conditions the project that each parcel will have domestic wells and individual wastewater treatment systems (COA 10. E HEALTH. 1). Therefore, the Project's impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Department of Environmental Health Review

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

a-b) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre parcels. The subdivision could ultimately lead to development of four (4) single-family residences. A soils percolation report is required to be submitted to the Environmental Health Department (COA 80. E HEALTH. 2). Furthermore, individual domestic wells for water supply must be properly functioning prior to issuance of building permits for construction (COA 80. E HEALTH. 3). Conditions of approval will ensure that any impacts associated with this new on-site disposal system will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

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

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

Findings of Fact:

a) The proposed project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre parcels. Development of the project site is not proposed at this time. The project will not substantially alter existing or future solid waste generation patterns and disposal services at the time of construction. Waste from the project area is currently served by two landfills: Lamb Canyon and El Sobrante Landfill. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Source: General Plan, Project Application Materials

Findings of Fact:

a-g) As proposed the project is for the subdivision of a 79.95 acre parcel into four (4) 15-acre parcels. Future development of the project site may ultimately result in the construction of four single-family residences resulting in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Implementation Materials

Findings of Fact: The County has no specific energy conservation plans that would conflict with the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Less than significant impacts would occur.

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

Source: Staff review, project application

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

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:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "H" subdivision of 79.95 acres to create four (4) single-family residential parcels. The parcels will be a minimum of fifteen (15) gross acres.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36991

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36991 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36991, Exhibit A dated October 24, 2016.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM36991

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10. GENERAL CONDITIONS

- 10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) RECOMMND
- required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 10.BS GRADE. 6 MAP - EROS CNTRL PROTECT RECOMMND
- Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.
- 10.BS GRADE. 7 MAP - DUST CONTROL RECOMMND
- All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.
- 10.BS GRADE. 8 MAP - 2:1 MAX SLOPE RATIO RECOMMND
- Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.
- 10.BS GRADE. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND
- inimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.
- 10.BS GRADE. 10 MAP - DRNAGE & TERRACING RECOMMND
- Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".
- 10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND
- Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.
- 10.BS GRADE. 19 MAP - MANUFACTURED SLOPES RECOMMND
- Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater

PARCEL MAP Parcel Map #: PM36991

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10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 20 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WELL & OWTS RECOMMND

PM36991 was reviewed with the proposal of individual domestic wells and individual onsite wastewater treatment systems (OWTS), for each parcel. Per Matt Riha, soils percolation testing was deferred until building permit issuance.

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

Based on the available information and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1 EPD - UWIG RECOMMND

The proposed project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (WRMSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG). Areas of compliance shall include, but not limited to:

1. Drainage and Toxics

To ensure that the quality and quantity of runoff

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

10. GENERAL CONDITIONS

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

RECOMMND

discharged to the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas is not altered, runoff control measures shall be incorporated in proposed developments (as required by the National Pollutant Discharge Elimination System (NPDES):

Measures such as natural detention basins, grass swales or mechanical trapping devices shall be designed to avoid discharge of untreated surface runoff from developed and paved areas into the conservation area to prevent the release of toxins, chemicals, exotic plant materials or other elements potentially harmful to wildlife, and other biological resources, habitat, or water quality within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas.

2. Lighting

Night lighting shall be directed away from the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, to protect wildlife and other biological resources from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas do not increase.

3. Noise

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

4. Invasive Species

For developments adjacent to the MSHCP Conservation Area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, all landscaping plans shall avoid the use of invasive, non-native plant species listed in the MSHCP, Section 6 in Table 6.2 on pages 6-44 through 6-64.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36691 is a proposal to subdivide an approximately 80-acre site into 4 lots for residential development. The site is located in the Sage area south of Webber Valley between Larkin Lane and Teunissen Street with Stanley Road bisecting the site.

The topography of the area is 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 shall be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. All new construction should comply with all applicable ordinances.

The site is located within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan where fees have been adopted by the Board of Supervisors.

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.

10.PLANNING. 7 MAP- ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-R zoning classification.

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 13 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. 14 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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5.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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

6.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.

7.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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 15 MAP - PDA05003R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 5003 submitted for this project (PM36991) was prepared by Jennifer Sanka with L & L Environmental and is entitled: "Confidential Phase 1 Cultural Resources Assessment For The Barnhardt Subdivision Project, 79.95 Acres In The Cahuilla Mountain Area, Riverside County, California" dated August 11, 2016. This

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - PDA05003R1 ACCEPTED (cont.)

RECOMMND

report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No. 5003r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated October 18, 2016. This report was received on October 18, 2016 and accepted by the County Archaeologist on October 21, 2016.

PDA05003r1 concludes that the proposed project has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5 via indirect impacts (33-13942/CA-RIV-7632). To mitigate these impacts, L&L recommends the installation of protective vegetation along the southern edge of 33-13942/CA-RIV-7632 and adjacent to Stanley Road, such as cactus, native rose, or other thorny ornamentals to dissuade pedestrian activity within the site boundaries. Archaeological and Native American monitoring are also recommended during project implementation. This monitoring program is intended to address the high sensitivity of the project area for prehistoric resources and a moderate to low sensitivity for historic age resources. The development and implementation of a protective vegetation plan and monitoring program should be completed in coordination with local Tribal groups and individuals with concerns about the cultural sensitivity of the area

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains.

Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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 Archaeologist.

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Stanley Road (between Larkin Lane and Teunissen Street) exceeds that which is required for this project, the developer may submit a request for the vacation/abandonment of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation 500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan or landscape permit subject to the appropriate fees and inspections as

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

determined by the County, comply with Ordinance No. 859.3 or later and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

10.TRANS. 7 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.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental

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10. GENERAL CONDITIONS

10.WASTE. 1 MAP - HAZARDOUS MATERIALS (cont.) RECOMMND
Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND
Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - NO WATER SYSTEM THERE RECOMMND

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

06/01/17
09:03

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

EPD - ECS

RECOMMND

Prior to the recordation of the final map an Environmental Constraints Sheet shall be prepared.

The constrained areas will conform to the areas mapped as "Drainage," on the Biological Resources Map of the document entitled "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36991." Dated August 29, 2016 and prepared by L & L Environmental, Inc. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

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

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

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

The ECS shall also include all oak trees identified on the Biological Resource Map of the document entitled "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36991." Dated August 29, 2016 and prepared by L & L Environmental, Inc. Oak trees shall be identified as "Oak Tree Not to be Disturbed." The constrained area should include the entire drip line of the oak trees or at least ten feet if the tree is less than ten feet in height.

FIRE DEPARTMENT

50.FIRE. 2

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#7-ECS-HAZ FIRE AREA (cont.) RECOMMND

shall comply with the special construction provisions contained in California Building Code Chapter 7A"

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access to structures shall be in accordanc with California Fire Code, 2013 edition, and Riverside County Fire Department standards.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length.

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 have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 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. Where 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: Gates shall be a 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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not be limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non combustibile walls along common boundaries between yards and open space. d) Emergency vehicle access into open space areas. e) A means for a responsible party to maintain all fire protection measures within the open space areas.

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

50.FIRE. 8 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 9 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 10 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 11 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 400' of all portions of structure or 2) a private well system with a water storage tank of sufficient size as approved by the Riverside County Fire Department.

50.FIRE. 12 MAP*-#70-ECS-ADDRESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Building addresses must be clearly visible from public roadway. An approved monument may be provided for the address. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, with contrasting colors. Address shall be displayed horizontally.

50.FIRE. 13 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 fire hydrants exist or that financial arrangements have been made to provide hydrants.

50.FIRE. 14 MAP-#8-ECS-WATER TANK/WELL RECOMMND

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

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09:03

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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

RECOMMND

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

50.FLOOD RI. 8 MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

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.

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50. PRIOR TO MAP RECORDATION

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 15 gross acres, consistent with the General Plan

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

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees

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50. PRIOR TO MAP RECORDATION

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

shall be paid by the land divider and/or the land divider's successor-in-interest.

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

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

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

50.PLANNING. 24 MAP - ECS SHEET (ARCH) RECOMMND

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-7632, CA-RIV-7633 and CA-RIV-12378.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT 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.SURVEY. 2 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Stanley Road (between Larkin Lane and Teunissen Street). Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant

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50. PRIOR TO MAP RECORDATION

50.SURVEY. 2 MAP - VACATION (cont.) RECOMMND

may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.SURVEY. 3 MAP - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Stanley Road shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section "A", Ordinance 461. Sections of Stanley Road may require additional dedication in order to accommodate standard radii in the event Stanley Road is improvement in the future.

Sufficient public street right-of-way along Teunissen Street shall be dedicated for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along Larkin Lane shall be dedicated for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

TRANS DEPARTMENT

50.TRANS. 1 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 2 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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

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