

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



ITEM
18.1
(ID # 6933)

MEETING DATE:

Tuesday, May 8, 2018

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40956, CHANGE OF ZONE NO. 7378, ORDINANCE NO. 348.4880, and TENTATIVE PARCEL MAP NO. 33756. Applicant: Adam Morales – Engineer/Representative: Gabriel D. Ybarra – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 acre lot minimum) – Location: Northerly of Rocky Bluff Road, southerly of Morrow Meadow Lane, and westerly of Olive Street – 8.11 Acres - Zoning: Residential Agricultural 2½ acre minimum (R-A-2½)- REQUEST: Change of Zone No. 7378 proposes to change the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), Tentative Parcel Map No. 33756, a Schedule 'H' subdivision of 8.11 gross acres into three (3) single family residential parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, parcel 2 is 2.0 gross acres and parcel 3 is 2.30 gross acres. Three (3) existing buildings and all ancillary structures on parcel 1 are to remain. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40956**, 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,

Continued on page 2

ACTION:


Charissa Leach, Assistant TLMA Director

4/30/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4880 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Perez
Nays: None
Absent: None
Date: May 8, 2018
xc: Planning, Co.Co., MC, Recorder, COB

Kecia Harper-Ihem
Clerk of the Board

By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 7378** changing the project site's zoning classification from Residential Agricultural 2½-acre minimum (R-A-2½) to Residential Agricultural 2-acre minimum (R-A-2), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4880** amending the zoning in the Gavilan Hills District shown on Map No. 56.013, Change of Zone No. 7378 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 33756**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

CHANGE OF ZONE NO. 7378 proposes to change the project site's zoning classification from Residential Agricultural, 2½ acre minimum (R-A-2½) to Residential Agricultural, 2 acre minimum (R-A-2). **TENTATIVE PARCEL MAP NO. 33756** proposes a Schedule 'H' subdivision of 8.11 gross acres into three (3) single family residential parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, Parcel 2 is 2.00 gross acres and Parcel 3 is 2.30 gross acres. Three (3) existing buildings and all ancillary structures on Parcel 1 are to remain.

The project site is located in the Lake Mathews/Woodcrest Area Plan of Western Riverside County. More specifically, the project is located northerly of Rocky Road, southerly of Morrow Meadow Lane, and westerly of Olive Street.

The Planning Commission heard the project on February 6, 2008. Two members of the public spoke in favor of the project, and no one spoke in neutral or opposition of the project. After taking public testimony, the Planning Commission, by a vote of 3-0 (Commissioner Porrás absent, and Commissioner Zuppardo abstained), recommended to the Board of Supervisors:

Due to the length of time between Planning Commission and Board of Supervisors, the Initial Study has been updated within the Staff Report package to clarify certain information, but there were no significant changes made. Therefore, recirculation is not required. The following Findings are being made:

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- The Project site is designated Rural Community: Estate Density Residential (RC-EDR) (2 acre minimum) on the Lake Mathews/Woodcrest Area Plan. Development within this area is encouraged to be “single-family detached residences on large parcels. Limited agriculture, equestrian and animal keeping uses are permitted.” The proposed subdivision will result in three lots. The proposed subdivision is a specifically anticipated use and is consistent with the land use designation as shown in the Lake Mathews/Woodcrest Plan and with all other relevant policies of this Area Plan and the overall General Plan.
- Change of Zone No. 7378 is required to make the subject property’s zoning classification consistent with the General Plan of Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum). This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any further land use permit such as a revised Plot Plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act (CEQA).
- Based on review by staff, the proposed project is consistent with the minimum improvements for a Schedule H subdivision as provided in Section 10.13.A.1 of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire department access. (90.FIRE.1)
 - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Access Road 24 feet graded. Morrow Meadow Lane is a 30 foot width, and Olive Street is 30 feet in width, which meets the requirement. The proposed parcel map is consistent with these standards because there are no street improvements required (10.TRANS.8).
 - b. Ord. No. 460 10.13.A.1.b: All streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ord. No. 461. The access road for the project is Olive Street, which has a 30 foot width. However, Morrow Meadow Road is an existing unpaved road which has a 30 foot width. Based upon the Conditions of Approval, (10.TRANS.4 & 10.TRANS. 5), no additional road improvements will be required at this time along Olive Street and Morrow Meadow Lane. Furthermore, no additional road improvements on-site right-of-way shall be required on Morrow Meadow Lane since adequate right-of-way exists, per PM18714 (MB111/17). This satisfies the requirement.
 - c. There are no requirements for Access Roads and Existing streets because the Transportation Department is not requiring road improvements because there have already been improvements to Morrow Meadow Lane and Olive Street. Ord. No. 460 10.13.A.1.c.
 - d. Ord. No. 460 10.13.A.1.d; does not apply in this case because the project proposes to be on a septic system (60 Env. Hlth.1).

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- e. Per the Transportation Department, no street improvement plans are required (10. TRANS.6).
- f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
- g. Ordinance No. 460 10.13.f. has certain exceptions that apply to parcel maps located entirely within a community services area. The proposed parcel map is not within a community services area.

Map Findings

- a. The proposed land subdivision is consistent with the General Plan, and the Zone Change No. 7378, will provide zoning and general plan consistency by changing the zone from Residential Agriculture 2 ½ acre minimum to Residential Agriculture 2 acre minimum. This satisfies the requirement.
- b. There is no proposed improvement with this Tentative Parcel Map and Change of Zone. Therefore, project and improvements are consistent with the general plan.
- c. The site is suitable for this type of development.
- d. The density for the proposed land division is Estate Density Residential which requires a 2 acre minimum lot. The proposed subdivision meets this requirement by providing a Zone Change and a Tentative Parcel Map requesting 2 acre or greater lots. Therefore it meets the requirement.
- e. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the initial study and Mitigated Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
- f. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the project's Initial Study and Mitigated Negative Declaration, the project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, Hazards, and Noise were considered in the Initial Study and Mitigated Negative Declaration.
- g. The project will not conflict or cause access problems to utility or property access easements. Therefore it meets the requirement.

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- This land division is located within a very high fire hazard severity zone in the State Responsibility Area. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection, or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050(C)(2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshal stated that given the fact that they have the authority to enforce all applicable State fire laws, the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on an existing dirt road, Morrow Meadow Lane, which has a 30 foot width and secondary access on an existing paved road, Olive Street, which has a 30 foot width to the property, with 25 feet of additional dedication. There is adequate accessibility to the project site for all emergency service vehicles (50.FIRE.4.).

- Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

- The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Because this is a standard requirement for areas within the Fee Assessment Area, this constitutes a standard condition of approval, not mitigation pursuant to CEQA.

- The proposed tentative map is not located within an existing Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), and was found to be consistent with the plan. Although the condition requires a 30 day pre-

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construction survey and standard Migratory Bird Treaty Act (MBTA) Nesting survey in accordance with standard practices and policy of the Environmental Programs Division of the Planning Department. These conditions of approval are based on information provided in the biological report of MSHCP consistency that found the project site did not contain suitable habitat for burrowing owl, but if the site was cleared as a result of a requirement for fuel modification onsite conditions may provide suitable habitat for owls to occupy the site. The 30 day pre-construction survey is a safeguard that if and when the site is developed, a reasonable effort to ensure compliance with the MSHCP has been achieved; likewise with MBTA surveys. Although nothing was found to occur onsite, the condition is required to conduct a survey before the issuance of a grading permit in accordance with MBTA. Therefore, the design of the proposed map is not likely to cause substantial environmental damage and avoidable injury to fish, wildlife or their habitat, nor will it likely cause serious public health problems.

- The proposed project is located within the Mount Palomar Observatory area. According to Map My County (MMC), the project is located 41.34 miles away from the Mount Palomar Observatory area, in Zone B. This property has been conditioned prior to map recordation and is subject to lighting restrictions as required by County Ordinance No. 655, which is 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. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA (COA 50.PLANNING.25.).
- The project is not located in an area that is known to have cultural resources of historic origin. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.
- The County Archaeological Report No. EIC RI-0171 prepared for this property in February 1975 by Garth Portillo (ARU) and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions for proposed Lot 1 of PM33756, based on the results of the report, and reiterated by the Environmental Constraints Sheet recorded with Parcel Map 18714. Should there be any grading permits issued for parcels within this map, archaeological monitoring shall be required to facilitate mitigation for any subsurface cultural deposits that may be present. (50. PLANNING. 1.)
- The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental constraints Sheet." (50.PLANNING.26–ECS NOTE MAP CONSTRAINT.)
- AB 52 consultation was not a requirement in 2008, however the applicant will be required to enter into a contract for Native American Monitoring. The Native American monitoring

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shall be on-site during all initial ground disturbing activities and excavation.
(60.PLANNING.22 MAP – NATIVE AMERICAN MONITORING.)

The Planning Commission closed the public hearing, and recommended the following actions to the Board of Supervisors, to: adopt the Mitigated Negative Declaration for Environmental Assessment No. 40956, to tentatively approve Change of Zone No. 7378 and to approve Tentative Parcel Map No. 33756. The project was recommended for approval with a 3-0 vote.

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 Planning Commission Hearing.

SUPPLEMENTAL:

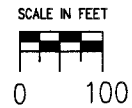
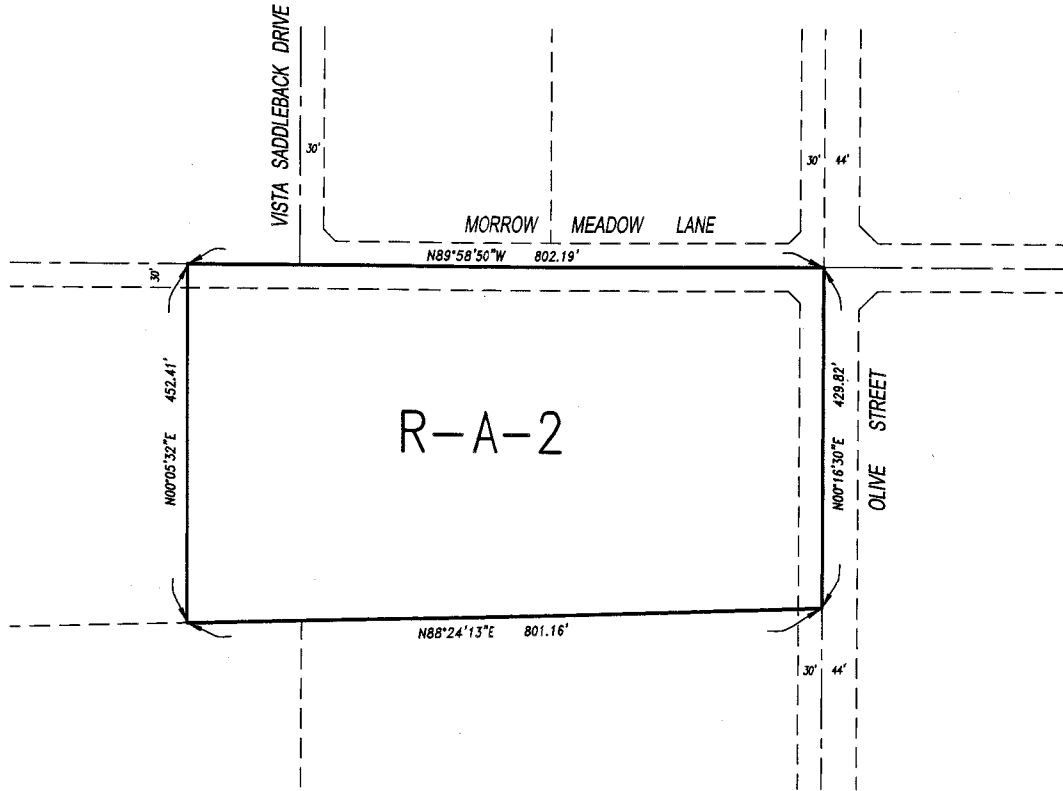
Additional Fiscal Information

All fees are paid by the applicant. No General Fund dollars will be used.

ATTACHMENTS:

- A. Ordinance No. 348.4880**
- B. Planning Commission Staff Report**
- C. Planning Commission Minutes**
- D. Indemnification Agreement**
- E. Zone Change Exhibit**

SEC. 26, T. 4 S., R. 5 W., S.B.B. & M.



LEGEND:

R-A-2 RESIDENTIAL AGRICULTURAL- 2 AC. MIN.

MAP NO. 56.013

CHANGE OF OFFICIAL ZONING PLAN
GAVILAN HILLS
DISTRICT

CHANGE OF ZONE CASE NO. 7378

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4880

DATE: _____

Agenda Item No.: 5.3
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavilan Hills
Supervisorial District: First
Project Planner: Jim Phithayanukarn
Planning Commission: February 6, 2008

CHANGE OF ZONE NO. 7378
TENTATIVE PARCEL MAP NO. 33756
E.A. No.: 40956
Applicant: Dave Murray & Adele Fasoli
Engineer/Rep.: Gabriel D. Ybarra

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7378 proposes to change the project site's zoning classification from Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) to Residential Agricultural, 2 acre minimum (R-A-2).

TENTATIVE PARCEL MAP NO. 33756 proposes a Schedule 'H' subdivision of 8.11 gross acres into 3 single family residential parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, Parcel 2 is 2.00 gross acres and Parcel 3 is 2.30 gross acres. Three (3) existing buildings and all ancillary structures on Parcel 1 are to remain.

This project is located in the Lake Mathews/ Woodcrest Area Plan of Western Riverside County. More specifically, the project is located northerly of Rocky Bluff Road, southerly of Morrow Meadow Lane and westerly of Olive Street.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Single Family Residential
2. Surrounding Land Use (Ex. #1):
North: Single Family Residential on Large Lots and Vacant lands
South: Single Family Residential on Large Lots
East: Single Family Residential on Large Lots
West: Single Family Residential on Large Lots
Residential Agricultural – 2 ½ acre minimum (R-A-2½)
3. Current Zoning (Ex. #2): Residential Agricultural – 2 acre minimum (R-A-2)
4. Surrounding Zoning (Ex. #2):
North: Residential Agricultural – 2 ½ acre minimum (R-A-2 ½)
South: Residential Agricultural – 2 ½ acre minimum (R-A-2 ½)
East: Residential Agricultural – 2 ½ acre minimum (R-A-5)
West: Residential Agricultural – 2½ acre minimum (R-A-2½)
5. General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum)
6. Project Data:
Total Acreage: 8.11 gross acres
Total Proposed Lots: 3
Proposed Min. Lot Size: 2 gross acre
Schedule: H
7. Environmental Concerns: See attached environmental assessment

ABR 1-24-08

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40956** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7378** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33756** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Rural Community: Estate Density Residential (EDR) (2 Acre Minimum) on the Lake Mathews / Woodcrest Area Plan.
2. The proposed zoning for the subject site is Residential Agriculture – 2 acre minimum (R-A-2).
3. The proposed residential parcels with a minimum of two gross acres, is a permitted use in the Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) land use designation.
4. The proposed subdivision is a permitted in the Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) land use designation.
5. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (Two acre minimum) to the north, south, east, and west.

6. The proposed residential subdivision is permitted, subject to approval of a tentative parcel map in the Residential Agriculture – 2 Acre Minimum (R-A-2) zone.
7. The proposed use is consistent with the development standards set forth in the Residential Agriculture – 2 acre minimum (R-A-2) zone.
8. The project site is surrounded by properties which are zoned Residential Agriculture – 2 ½ Acre Minimum (R-A-2 ½) to the north, south, east and west.
9. The proposed residential subdivision, with 2 acre minimum lots, is consistent with the Schedule H map requirements of Ordinance 460, and with all other applicable provisions of Ordinance No. 460.
10. Residential uses have been constructed and are surrounding the project vicinity.
11. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
12. Environmental Assessment No. 40956 identified the following potentially significant impacts:
 - a. Hazards and Hazardous Materials
 - b. Hydrology/ Water Quality

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

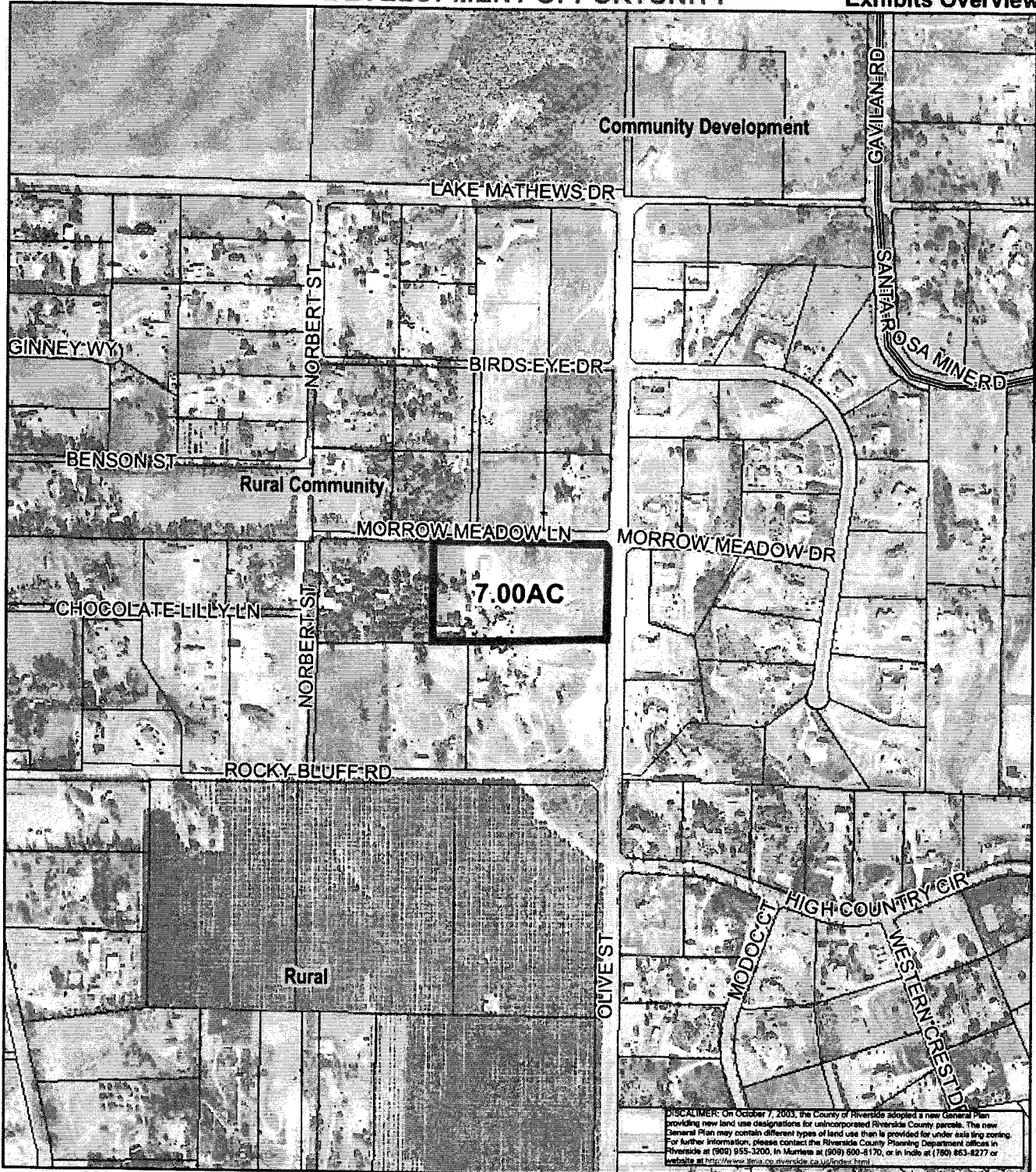
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Specific Plan;
 - c. A General Plan Overlay Area;
 - d. An Agriculture Preserve; or,
 - e. An Airport Influence Area;
3. The project site is located within:
 - a. The community of Lake Mathews
 - b. A MSHCP fee area;
 - c. The Stephens Kangaroo Rat fee area;
 - d. The Perris and Perris Union High School District;
 - e. Zone B of the Mount Palomar Lighting Ordinance Area;
 - f. A High Fire Area; and
 - g. The Santa Ana River Watershed.
4. The subject site is currently designated as Assessor's Parcel Number: 289-400-013.

Supervisor Buster
 District 1
 Date Drawn: 12/13/07

CZ07378 PM33756
 DEVELOPMENT OPPORTUNITY

Planner: Jim Phithayanukarn
 Date: 02/06/08
 Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Gavilan Hills
 Township/Range: T4SR5W
 Section: 26



Assessors
 Bk. Pg. 289-40
 Thomas
 Bros. Pg. 805 J3

Supervisor Buster
District 1
Date Drawn: 12/13/07

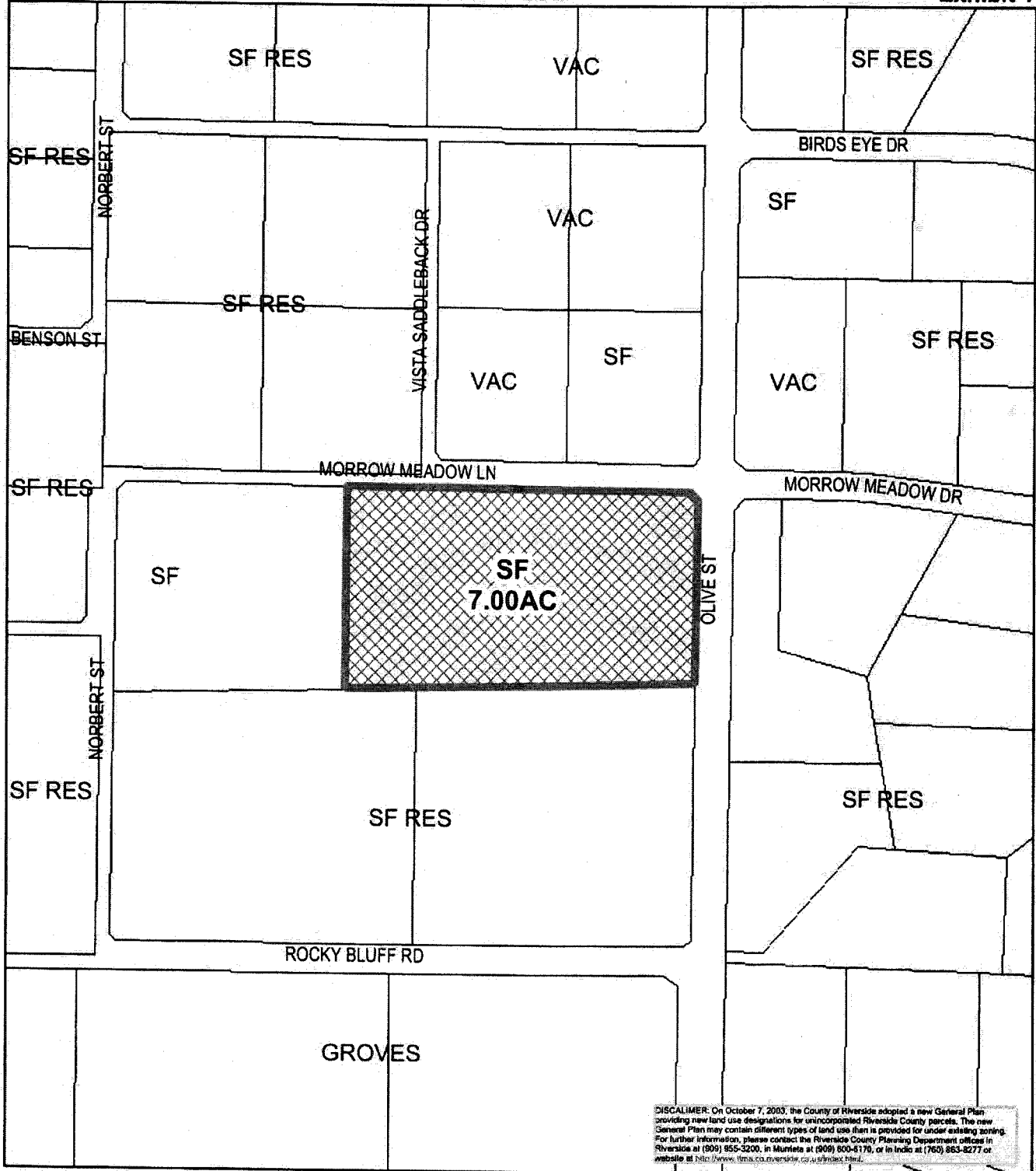
CZ07378 PM33756

Planner: Jim Phithayanukarn

Date: 02/06/08

Land Use

Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 800-8170, or in Indio at (760) 863-8277 or website at http://www.ltrm.ca.gov/riverside_ca_web/index.html.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 26



Assessors
Bk. Pg. 289-40
Thomas
Bros. Pg. 805 J3

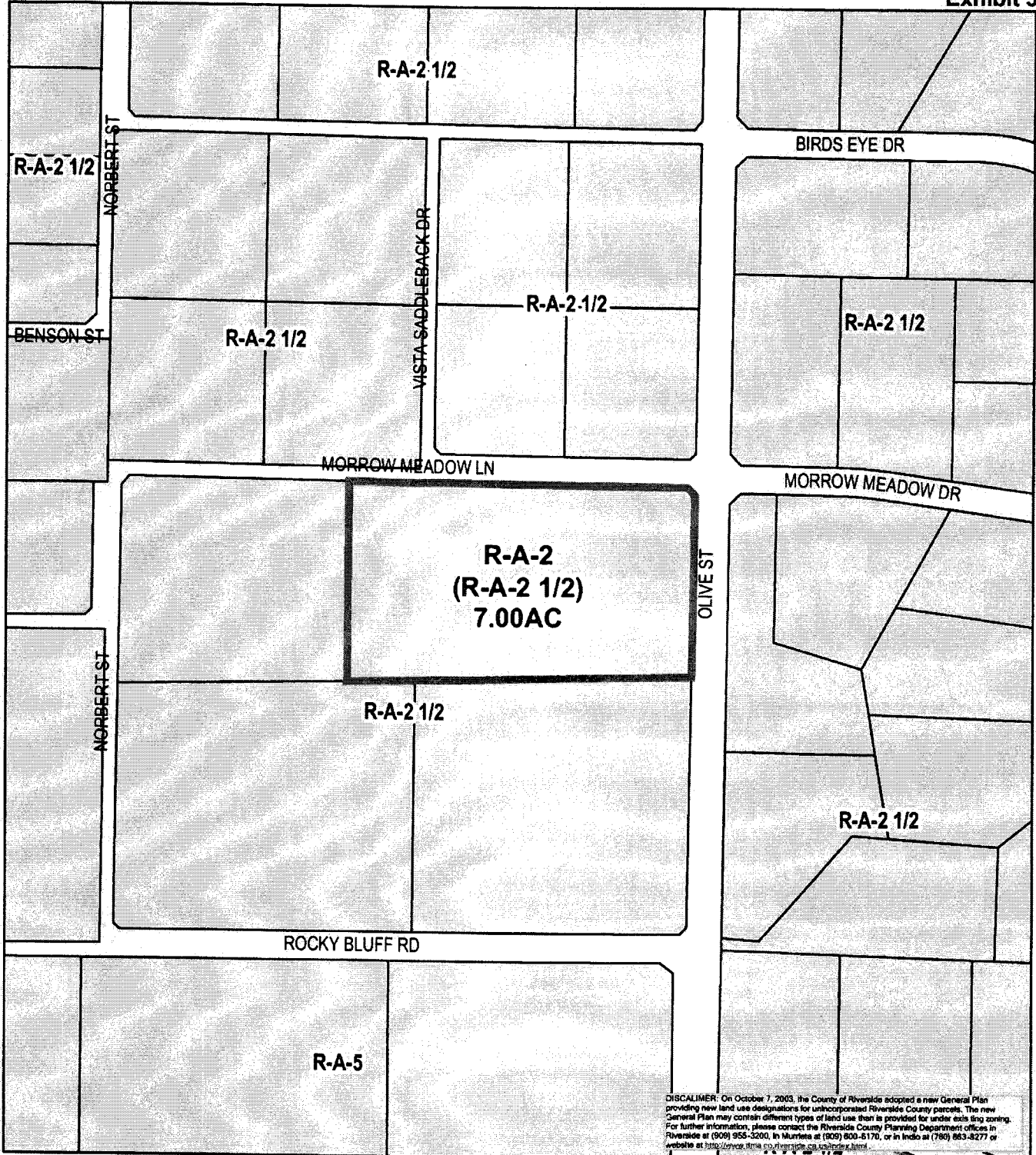


Supervisor Buster
District 1
Date Drawn: 12/13/07

CZ07378 PM33756

PROPOSED ZONING

Planner: Jim Phithayanukarn
Date: 02/06/08
Exhibit 3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under this zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 954-3200, in Murrieta at (909) 800-5170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/planning.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 26



Assessors
Bk. Pg. 289-40
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Bros. Pg. 805 J3



Supervisor Buster
District 1

Date Drawn: 12/13/07

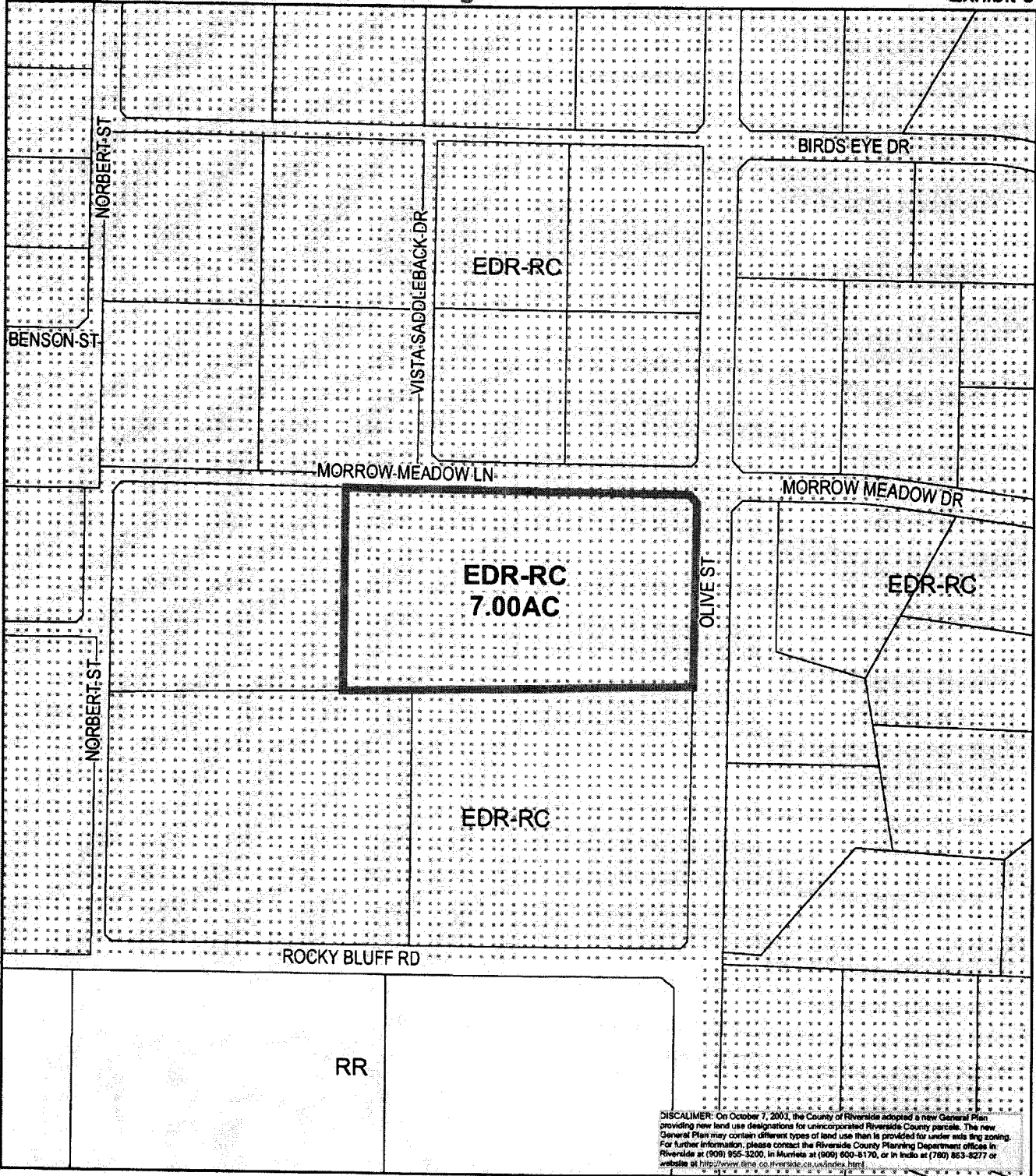
CZ07378 PM33756

Existing General Plan

Planner: Jim Phithayanukarn

Date: 02/06/08

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 26



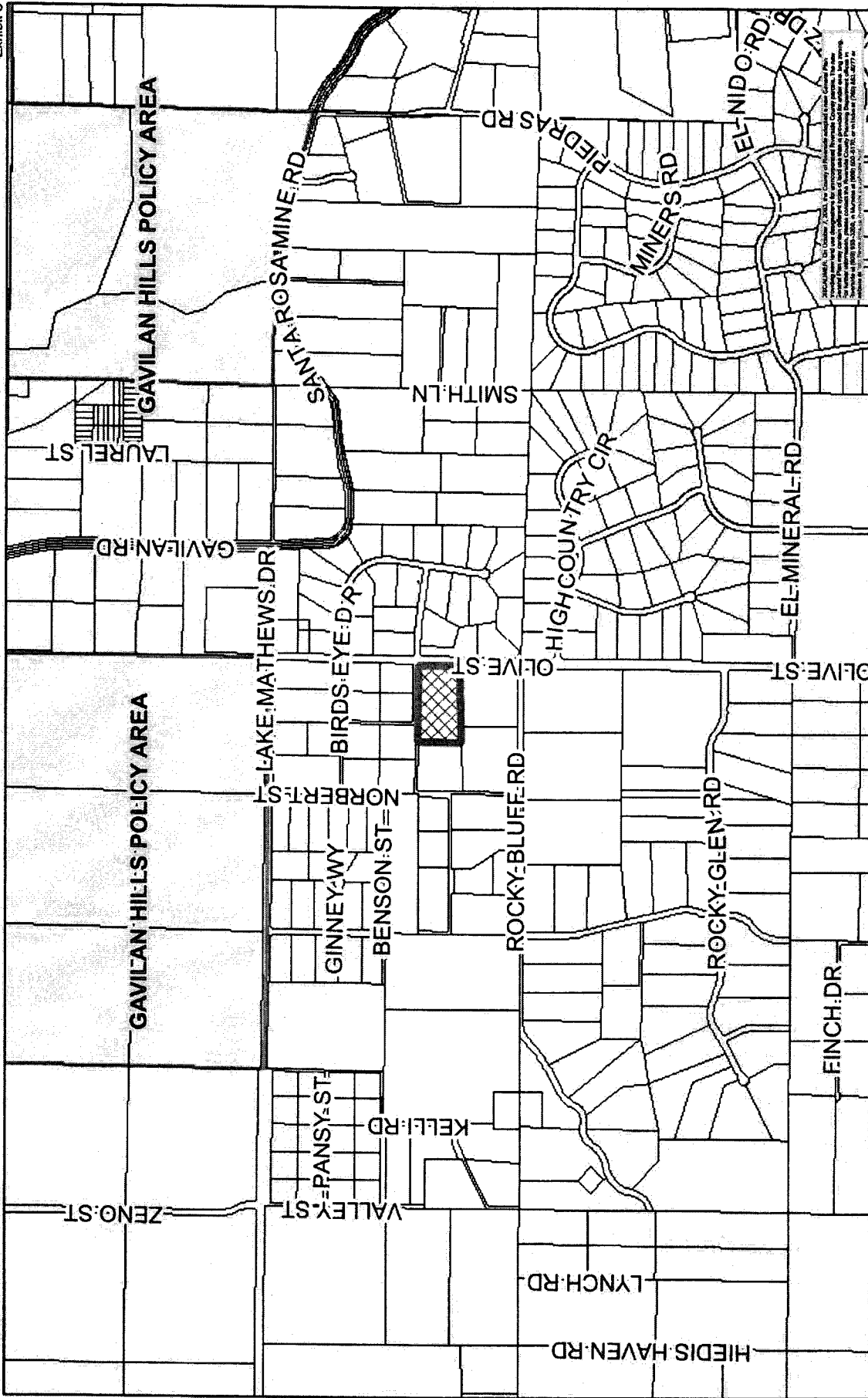
Assessors
Bk.Pg. 289-40
Thomas
Bros. Pg. 805 J3



CZ07378 PM33756
POLICY AREAS

Planner: Jim Phithayanukarn
 Date: 02/06/08
 Exhibit 8

Supervisor Buster
 District 1
 DATE DRAWN: 12/13/07



ASSESSORS 289-40
 BK. PG. THOMAS
 BROS. PG 805 J3

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Gavilan Hills
 District: T4SR5W
 Township/Range: 26

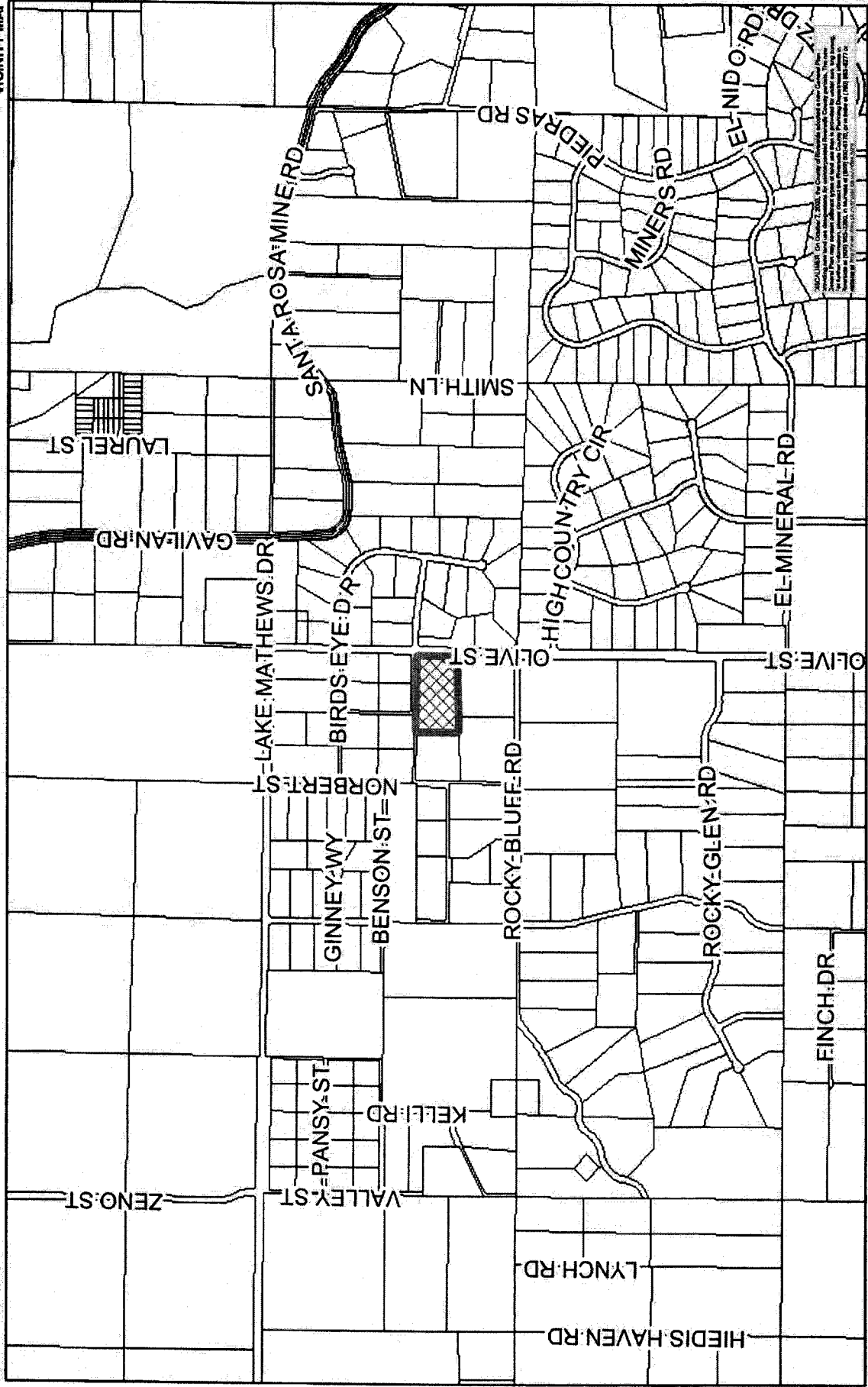


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CZ07378 PM33756
VICINITY MAP

Planner: Jim Phithayanukarn
Date: 02/06/08
VICINITY MAP

Supervisor Buster
District 1
DATE DRAWN: 12/13/07

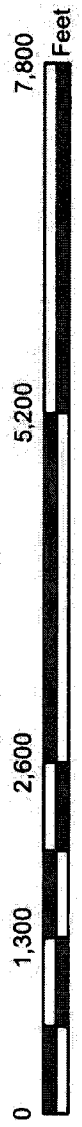


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Gavilan Hills
District: T4SR5W
Township/Range: 26

ASSESSORS BK. PG. 289-40
THOMAS BROS. PG. 805 J3



**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 40956

Project Case Type (s) and Number(s): Change of Zone No. 7378 and Tentative Parcel Map No. 33756

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jim Phithayanukarn

Telephone Number: (951) 955-5133

Applicant's Name: Dave Murray & Adele Fasoli

Applicant's Address: 16935 Murrow Meadow Lane, Perris, CA 92570

Engineer's Name: Action Survey

Engineer's Address: 1045 Main Street, Ste 102, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7378 proposes to change the project site's zoning classification from Residential Agricultural - 2 ½ acre minimum (R-A-2 ½) to Residential Agricultural - 2 acre minimum (R-A-2).

TENTATIVE PARCEL MAP NO. 33756 proposes a Schedule 'H' subdivision of 8.11 gross acres into three (3) single family residential parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, Parcel 2 is 2.00 gross acres and Parcel 3 is 2.30 gross acres. Three (3) existing buildings and all ancillary structures on Parcel 1 are to remain.

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

C. Total Project Area: 8.11 acres (gross)

Residential Acres: 8.11 acres	Lots: 3	Units: 3	Projected No. of Residents: 9
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 289-400-013

E. Street References: The project is located northerly of Rocky Bluff Road, southerly of Morrow Meadow Lane and westerly of Olive Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 26, Township 4 South, and Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is located in the Lake Mathews/Woodcrest area in Western Riverside County. The project is surrounded by single family residential on large lots and vacant land. There is an existing home and two (2) existing structures located on the property which shall remain. The project site is generally flat and rocky. The vegetation on site is designated residential/urban/exotic. Surrounding vegetation includes residential/urban/exotic to the north, south and east, chaparral and non-native grasslands to the west, and orchards/groves to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site's General Plan Land Use Designation is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The project proposes to create three (3) residential parcels, with a two (2) gross acre minimum which is consistent with the Land Use Designation. The project meets all applicable Land Use policies.
2. **Circulation:** Adequate circulation facilities exist to serve the proposed project. To the east of the project site is Olive Street which is designated as a Mountain Arterial. The proposed project 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 within a Multiple Species Habitat Conservation Plan (MSHCP), however it is not located in a criteria cell area. The project did not require a Habitat Acquisition Negotiation Study (HANS). The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation zone. There is no potential for liquefaction and it is not in a subsidence area. However, the project site is in a high fire area. The proposed project site has allowed for the provision of emergency response services to the future development of this project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will not lift the ambient noise levels in the vicinity above existing levels. The proposed project meets with all applicable Noise element policies.
6. **Housing:** The project proposes the creation of three (3) residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for a Tentative Parcel Map and Healthy Communities do not apply to this project.

B. **General Plan Area Plan(s):** Lake Matthews/Woodcrest

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

D. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Matthews/Woodcrest
2. **Foundation Component(s):** Rural Community (RC)
3. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum)
4. **and Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

I. Existing Zoning: Residential Agricultural – Two and One-half Acre Minimum (R-A-2 1/2)

J. Proposed Zoning, if any: Residential Agricultural – Two Acre Minimum (R-A-2)

K. Adjacent and Surrounding Zoning: Residential Agricultural – 2 ½ Acre Minimum

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO**

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

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

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

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

Signature

November 29, 2007

Date

Jim Phithayanukarn
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The proposed project is not located along or near a scenic highway corridor. The nearest eligible scenic highway is Cajalco road which is located over 2 miles away from the project site. Therefore, no impact is found.
- b) The proposed project is not located along or near a scenic highway and therefore, will not damage a scenic resource 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

- a) The proposed project is located within the Mount Palomar Observatory area. According to the Riverside Land Information System (RLIS), the project is located 41.34 miles away from the Mount Palomar Observatory area, in Zone B. This property has been conditioned, prior to map recordation as 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. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant (COA 50.PLANNING.25).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

- a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

- a) The proposed project will create a new source of light, however the light created would not produce a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore the impact is considered less than significant.
- b) The proposed project site is located adjacent to existing and compatible residential uses. The proposed project will not expose residential property to unacceptable light levels, therefore this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agricultural Land Conservation Contract Maps)?				
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) The proposed project site is not located within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the Riverside County General Plan and Riverside County Land Information System. Therefore there is no impact.
- b) The proposed project will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps). The project site is surrounded by residential properties and is therefore consistent with the existing uses. Therefore there is no impact.
- c) The proposed project is not adjacent to agriculturally zoned property and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore there is no impact.
- d) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
located within one mile of an existing substantial point source emitter?				
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: 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) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on March 3, 2017. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP. Therefore, impacts are less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality. There are no impacts.

The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered 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 or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors. There are no impacts.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. There are no impacts.

f) The project will not create objectionable odors affecting a substantial number of people. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the

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

Source: GIS database, WRCMSHCP, Project Application Materials

Findings of Fact:

- a) The proposed project is located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell. The proposed project does not conflict with provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, this impact is considered less than significant.
- b) The proposed project does not contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations; therefore it will not 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). Therefore, there is no impact.
- c) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, there is no impact.
- d) The proposed project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.
- e) The project site does not contain jurisdictional drainage features or riparian/riverine habitat. There were no vernal pools or suitable fairy shrimp habitat observed on the project site. Therefore, there is no impact.
- f) The project does not propose to develop on wetlands and therefore, will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The existing home, two (2) additional buildings, and ancillary structures on the property are proposed to remain and are not anticipated to undergo any physical changes nor is the existing home or additional structures classified as historic. Therefore, the proposed project will not alter or destroy a historic site. Therefore, the impact is considered less than significant.
- b) The proposed project is not located in an area that is known to have cultural resources of historic origin. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: Project Application Materials, County Archeologist Review, "EIC RI - 0171", prepared by Garth Portillo, prepared February 1975.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) An archeological site consisting of a rock outcropping and three (3) "slick" areas indicating the use of the site as a temporary milling or food processing station, was determined to be present on the site, located on Parcel 1 of the proposed project. The project has been conditioned prior to map recordation to prepare for review and approval an Environmental Constraints Sheet (COA. 50. PLANNING. 1). The project has also been conditioned in the event that during ground disturbance activities, unique cultural resources are discovered all grading shall be halted. (COA 10.PLANNING 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- c) The proposed project does not anticipate disturbing any human remains, including those interred outside of formal cemeteries. The proposed project has been conditioned if human remains are encountered, no further ground disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98 (COA 10.PLANNING. 1). This is a standard condition of approval and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- d) There are no existing religious or sacred uses with the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to map recordation to be subject to surface alteration restrictions for Parcel 1 and to create an Environmental Constraints Sheet (COA. 50. PLANNING. 1).

Monitoring: Monitoring will be conducted during the Building and Safety plan check process.

9. 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:

- a) The proposed project site is within an area designated has having low potential for paleontological resources. It is anticipated that the proposed project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones; therefore the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is located within an area where no potential for liquefaction exists. The proposed project will not be subject to seismic-related ground failure including liquefaction. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project site is located within an area that is designated as having very high seismic ground shaking. However, the proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. California Building Code (CBC) related to building standards will mitigate this impact to less than significant levels. Building standards are standard and are not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

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

Findings of Fact:

- a) Therefore, the proposed project is not located on 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: Project Application Materials, Geology Review

Findings of Fact:

- a) The proposed project site is not in an area susceptible to subsidence. The proposed project is not located on soil that is unstable, or that would become unstable as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

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

Source: Project Application Materials, Geology Review

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Dept. of Building & Safety (Grading) Review

Findings of Fact:

a) The project proposes grading that shall create pads that will alter the sites natural topography, however, due to the small size of the project and its consistency with surrounding land uses this change in topography is not considered substantial. The proposed project will not substantially change ground surface relief features. Therefore, the impact is considered less than significant.

b) The proposed project will not create cut or fill slopes greater than 2:1 or higher than 10 feet. The project has been conditioned to limit the grade of their slopes to a maximum steepness ratio of 2:1 (COA.10.BS GRADE.7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

- a) Due to the size of the project, the amount of topsoil loss is minimal and is necessary to grade for the two (2) proposed pads. Therefore, the proposed project will not result in substantial soil erosion or the loss of topsoil. Therefore, the impact is considered less than significant.
- b) The proposed project is not located on expansive soil, therefore, there will be no substantial risk to life or property. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not located adjacent to a channel of a river, stream, or bed of a lake; therefore will have no impact.
- b) Due to the size of the project, it is not anticipated to result in any increase in water erosion either on or off site. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

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

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because adjacent lands are currently developed and current levels of wind erosion on these properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA (10.BS.GRADE.5). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

- a) The existing structures on the project site shall remain and will not undergo any physical changes. No disposal of asbestos, lead based paint, or other hazardous materials associated with demolition are proposed. Therefore, there is no impact.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through a reasonably foreseeable upset or accident conditions involving the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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release of hazardous materials into the environment associated with this proposed project. Therefore, there is no impact.

- c) Due to the size of the project, the proposed project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan since local roads would not be altered nor access to any location blocked. The project site also allows for adequate emergency access. Therefore, there is no impact.
- d) The closest existing school site, Good Hope Elementary, is approximately five (5) miles east from the project site. Also, the proposed project does not propose the transportation of hazardous materials, therefore, no impact would occur.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

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

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

Findings of Fact:

- a) The proposed project is in a high fire area. The project has been conditioned to have the Fire Department review and approve building setbacks, water and access for new single family dwellings that are on this property (COA.60.FIRE. 1). The project has also been conditioned prior to map recordation to stamp ECS maps to note that the project is in a high fire area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2 (COA.50.FIRE.2). With these mitigation measures incorporated, the proposed project is not anticipated to expose people, or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned prior to grading permit issuance to have the Fire Department review and approve building setbacks, water and access for new single family dwellings that are on this property (COA.60.FIRE. 1). The project has been conditioned prior to map recordation to stamp ECS maps to note that the project is in a high fire area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2 (COA.50.FIRE.2).

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

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

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

Findings of Fact:

- a) The project site is located approximately 380 feet to the west of a blue line stream; however due to the size of the project, it is not anticipated that the proposed project shall 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. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.
- c) The proposed project shall not 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). Therefore, there is no impact.
- d) Due to the size of the project, it is not anticipated that the proposed project will create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage or provide additional sources of polluted runoff. Therefore, the impact is considered less than significant.
- e) A drainage area of 31 acres is tributary to a dam on the adjacent property to the south which may impact Parcel 3. The project has been conditioned to delineate the Flood Hazard Area on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an Environmental Constraint Sheet (ECS) and keep the area clear of all buildings and obstructions including fill (50.COA. FLOOD. 3). In addition, the project has been conditioned to place a note on the ECS sheet stating, "all new buildings on Parcel 3 shall be flood-proofed by elevating the finished floor a minimum of 12 inches above the elevation at the adjacent center line of Morrow Meadow Lane. Erosion protection shall be provided for mobile home supports (COA 50. FLOOD RI. 9). Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, the impact is considered less than significant with mitigation incorporated.

- f) A drainage area of 31 acres is tributary to a dam on the adjacent property to the south which may impact Parcel 3. The project has been conditioned to delineate the Flood Hazard Area on a map and keep the area clear of all buildings and obstructions including fill (50.COA. FLOOD. 3). Therefore, the proposed project shall not place structures which would impede or redirect flood flows in a Flood Hazard Area. Therefore, the impact is considered less than significant with mitigation incorporated.
- g) The proposed project shall not substantially degrade water quality. Therefore, this impact is considered less than significant.
- h) The proposed project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs), (e.g. water quality treatment basins, constructed treatment wetlands). However, the operation of these is not anticipated to result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: The project has been conditioned to delineate the Flood Hazard Area on a map and keep the area clear of all buildings and obstructions including fill (50.COA. FLOOD. 3). The project has been conditioned prior to map recordation to place a note on the ECS sheet stating, "all new buildings on Parcel 3 shall be flood-proofed by elevating the finished floor a minimum of 12 inches above the elevation at the adjacent center line of Morrow Meadow Lane. Erosion protection shall be provided for mobile home supports (COA 50. FLOOD RI. 9).

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

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<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) Due to the size of the project, and the minimal amount of grading, the proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site. Therefore, the impact is less than significant.
- b) Due to the size of the project, and the minimal amount of grading, which will leave the majority of the site natural, the project is not anticipated to result in changes in the amount of absorption rates or the rate and amount of surface runoff. Therefore, the impact is considered less than significant.
- c) A drainage area of 31 acres is tributary to a dam on the adjacent property to the south which may impact Parcel 3. The project has been conditioned to delineate the Flood Hazard Area on a map and keep the area clear of all buildings and obstructions including fill (50.COA. FLOOD. 3). The project has also been conditioned prior to map recordation to place a note on the ECS sheet stating, "all new buildings on Parcel 3 shall be flood-proofed by elevating the finished floor a minimum of 12 inches above the elevation at the adjacent center line of Morrow Meadow Lane. Erosion protection shall be provided for mobile home supports (COA 50. FLOOD RI. 9). Therefore, the proposed project shall not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The proposed project will not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: The project has been conditioned to delineate the Flood Hazard Area on a map and keep the area clear of all buildings and obstructions including fill (50.COA. FLOOD. 3). The proposed project has been conditioned prior to map recordation to place a note on the ECS sheet stating, "all new buildings on Parcel 3 shall be flood-proofed by elevating the finished floor a minimum of 12 inches above the elevation at the adjacent center line of Morrow Meadow Lane. Erosion protection shall be provided for mobile home supports (COA 50. FLOOD RI. 9).

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

LAND USE/PLANNING	Would the project			
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is currently designated a Rural Community: Estate Density Residential (RC: E DR) (2 Acre Minimum), which the proposed project conforms to; therefore shall not result in a substantial alteration of the present or planned land use of an area and therefore is no impact.
- b) The project site is not located within a City Sphere of Influence and is not subject to a Memorandum of Understanding. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

Findings of Fact:

- a) The project is zoned for Residential Agricultural – 2 ½ acre minimum (R-A-2 ½). The project proposes to alter the site's zoning from Residential Agricultural - 2 ½ acre minimum (R-A-2½) to Residential Agricultural – 2 acre minimum (R-A-2). The project will be consistent with the site's proposed zoning. Therefore, the impact is considered less than significant.
- b) The existing surrounding zoning is Residential Agricultural – 2 ½ acre minimum (R-A-2 ½). The proposed project is compatible with this zoning and therefore, there is no impact.
- c) The surrounding land uses are single family residential on large lots and vacant land. The proposed project is therefore compatible with existing and planned surrounding land uses. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed project is consistent with the land use designations and policies of the General Plan. The project is not within a Specific Plan. Therefore, there is no impact.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community including those of a lower-income or minority community. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

- a) The proposed project is located within an area designated as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project area has not been used for mining therefore would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mining, therefore, will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There is no impact.
- c) The proposed project site is not located in an area adjacent to or containing existing surface mines or in a State classified or designated area. Therefore, the land use would not be incompatible and there is no impact.
- d) The project site has not been used for mineral resources, therefore will not expose people or property to hazards from abandoned quarries or mines. There is no impact.

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

Monitoring: No monitoring measures required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The proposed project site is not located within an airport land use plan or private airstrip; therefore will not expose people residing or working to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

Findings of Fact:

a) The proposed project is not located in the vicinity of a railroad; therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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30. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

- a) The proposed project is not located adjacent to or in the vicinity of a highway; therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project is not anticipated to be affected by other types of noise not listed above. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

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

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

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

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

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project, however, the project shall not create a substantial permanent increase in ambient

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise levels in the project vicinity above levels which are consistent with existing surrounding land uses. The project proposes the creation of one residential lot, which will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

- b) The proposed project may create a short term, substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. However, the long term impacts are considered less than significant due to the small size of the project and the project's consistency with surrounding residential land uses. Therefore, this impact is considered less than significant.
- c) The proposed project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, there is no impact.
- d) The project will not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The project site has one existing house on the property, but it will not undergo any physical changes. The project also proposes the creation of two additional residential lots. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

- b) The proposed project seeks to create two residential lots, and therefore is providing future housing. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, there is no impact.
- c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project is not in a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project is in conformance with the General Plan which allows this area to have one (1) lot with 2.89 persons per dwelling. This will not cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The proposed project is in conformance with the General Plan which sets density for allowed land uses. The General Plan land use designation in the project site is for Estate Density Residential (EDR) (2 Acre Minimum). The proposed project is in conformance with the General Plan. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.16). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

35. Sheriff Services

Source: RCIP

Findings of Fact:

- a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.16). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact:

- a) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Perris and Perris Union High School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80. PLANNING. 8) (COA 80. PLANNING. 11) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact:

- a) The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have to meet all applicable environmental standards. Therefore, the impact is considered less than significant. Therefore, there is less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Findings of Fact:

- a) The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

- a) The proposed project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not 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. Therefore, the impact is considered less than significant.
- c) The proposed project site is not located within a Riverside County Parks and Recreation District. The proposed project has been conditioned prior to map recordation to submit to the County Planning Department a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land (COA 50. PLANNING. 8) The proposed project has been conditioned prior to building final inspection to present certification to the Riverside County Planning Department that the payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place (COA 90. PLANNING. 4). These are standard conditions of approval, and therefore not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

Source: Project Application Materials, Lake Mathews/Woodcrest Area Plan Trails and Bikeway System

Findings of Fact:

- a) There are no designated or proposed recreational trails on the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) Due to the intensity of the proposed project, it is not anticipated to cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Therefore, the impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) The proposed project will be served by Olive Street which is designated as a Mountain Arterial Road and Morrow Meadow Lane. Due to the low intensity of the proposed project, the project will not exceed levels of service standard established by the Transportation Department for these roads. Therefore, the impact is considered less than significant.
- d) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed project has been conditioned to dedicate sufficient right-of-way along Olive Street for public use (COA. 50. TRANS. 3). The dedication is to comply with the 2003 General Plan's designation of Olive Street as a Mountain Arterial Road. This condition is standard and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) Due to the size of the project, it is not anticipated that there will be an effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) Due to the size of the project, the proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) Due to the size of the project, the proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

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

Findings of Fact:

- a) There are not any designated or proposed bike trails on the project site. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will be served by the Western Municipal Water District. The proposed project will not 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. Therefore, the impact is considered less than significant.
- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will result in the construction of septic tanks, however, the construction of this new wastewater treatment facility is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project shall comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

46. Utilities

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

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

Source: RCIP

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, The Gas Company, 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.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

OTHER

47. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. These impacts are considered less than significant.

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

“EIC RI – 0171” prepared by Garth Portillo, dated February 1975.

GIS: Riverside County Geographic Information System Database.

Lake Matthews/Woodcrest Area Plan, Adopted October 2003.

MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

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

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

Agenda Item No.:
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavilan Hills
Supervisory District: First
Project Planner: Jim Phithayanukarn
Planning Commission: February 6, 2008

TENTATIVE PARCEL MAP NO. 33756
E.A. No.: 40956
Applicant: Dave Murray & Adele Fasoli
Engineer/Rep.: Gabriel D. Ybarra

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7378 proposes to change the project site's zoning classification from Residential Agricultural, 2 ½ acre minimum (R-A-2 ½) to Residential Agricultural, 2 acre minimum (R-A-2).

TENTATIVE PARCEL MAP NO. 33756 proposes a Schedule 'H' subdivision of 8.11 gross acres into 3 single family residential parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, Parcel 2 is 2.00 gross acres and Parcel 3 is 2.30 gross acres. Three (3) existing buildings and all ancillary structures on Parcel 1 are to remain.

This project is located in the Lake Mathews/ Woodcrest Area Plan of Western Riverside County. More specifically, the project is located northerly of Rocky Bluff Road, southerly of Morrow Meadow Lane and westerly of Olive Street.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Single Family Residential
2. Surrounding Land Use (Ex. #1):
North: Single Family Residential on Large Lots and Vacant lands
South: Single Family Residential on Large Lots
East: Single Family Residential on Large Lots
West: Single Family Residential on Large Lots
Residential Agricultural – 2 ½ acre minimum (R-A-2½)
3. Current Zoning (Ex. #2): Residential Agricultural – 2 acre minimum (R-A-2)
4. Proposed Zoning (Ex. #2):
North: Residential Agricultural – 2 ½ acre minimum (R-A-2 ½)
South: Residential Agricultural – 2 ½ acre minimum (R-A-2 ½)
East: Residential Agricultural – 2 ½ acre minimum (R-A-5)
West: Residential Agricultural – 2½ acre minimum (R-A-2½)
5. General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum)
6. Project Data:
Total Acreage: 8.11 gross acres
Total Proposed Lots: 3
Proposed Min. Lot Size: 2 gross acre
Schedule: H
7. Environmental Concerns: See attached environmental assessment

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7378 / TENTATIVE PARCEL MAP NO. 33756 – EA40956 – Applicant: Dave Murray & Adele Fasoli – Engineer/Representative: Action Surveys – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Southerly of Morrow Meadow Lane and westerly of Olive Street – 8.11 Gross Acres – Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) – REQUEST: The Change of Zone proposes to change the project site's zoning classification from Residential Agricultural - 2½ acre minimum (R-A-2½) to Residential Agricultural - 2 acre minimum (R-A-2). The Tentative Parcel Map proposes a Schedule 'H' subdivision of 8.11 gross acres into 3 parcels with a minimum parcel size of 2 gross acres. Parcel 1 is 3.81 gross acres, Parcel 2 is 2.00 gross acres and Parcel 3 is 2.30 gross acres. Three existing buildings and all ancillary structures on Parcel 1 are to remain. APN: 289-400-013 (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 6, 2008
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jim Phithayanukarn, at 951-955-5133 or e-mail jphithay@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jim Phithayanukarn
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: February 6, 2008
TO: County of Riverside Planning Commissioners
FROM: Planning Staff
RE: **Agenda Item No. 5.3** Change of Zone No. 7378 and Tentative Parcel Map No. 33756

The following Conditions of Approval have been added since the writing of the staff report:

1. 50.PLANNING. 26 - ECS NOTE MAP CONSTRAINT

The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

The following Conditions of Approval have been modified since the writing of the staff report, the condition reads as:

2. 50.PLANNING. 1 - MAP- ECS NOTE ARCHAEOLOGICAL

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report no. EIC RI-0171 prepared for this property on February 1975 by Garth Portillo (ARU) and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions for proposed Lot 1 of TPM 33756 based on the results of the report, and reiterated by the Environmental Constraints Sheet recorded with Parcel Map 18714. Should there be any grading permits issued for parcels within this map, archaeological monitoring shall be required to facilitate mitigation for any subsurface cultural deposits that may be present."

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40956** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7378** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33756** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 3 MAP- DEFINITIONS

DRAFT

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, Amended No. ____, dated ____.

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

DRAFT

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.

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10. GENERAL CONDITIONS

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

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 DRAFT

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

10.BS GRADE. 5 MAP - NPDES INSPECTIONS DRAFT

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)

PARCEL MAP Parcel Map #: PM36991

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) DRAFT

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 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 DRAFT

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 DRAFT

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 DRAFT

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 DRAFT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 10 MAP - DRNAGE & TERRACING DRAFT

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

10.BS GRADE. 11 MAP - SLOPE SETBACKS DRAFT

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

10.BS GRADE. 13 MAP - FIRE D'S OK ON DR.WY DRAFT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case or by written approval from the Fire Department.

10.BS GRADE. 15 MAP - FAULT LOCATIONS DRAFT

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 18 MAP - RETAINING WALLS DRAFT

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

10.BS GRADE. 19 MAP - MANUFACTURED SLOPES DRAFT

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

PARCEL MAP Parcel Map #: PM36991

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10. GENERAL CONDITIONS

10.EPD. 1

EPD - UWIG (cont.)

RECOMMND

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. 4 MAP - FINAL PLAN OF DEVELOPMNT

RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

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10. GENERAL CONDITIONS

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.

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 recinded, this

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10. GENERAL CONDITIONS

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

condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 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.

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10. GENERAL CONDITIONS

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

RECOMMND

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 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.

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16:18

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

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 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.

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10. GENERAL CONDITIONS

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 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.

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10. GENERAL CONDITIONS

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 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,

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10. GENERAL CONDITIONS

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

RECOMMND

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 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

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10. GENERAL CONDITIONS

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

omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 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.

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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

10.WASTE. 1 MAP - HAZARDOUS MATERIALS (cont.) RECOMMND

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 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. 1 MAP*- AMD PER CONDITIONS MAP DRAFT

Within 10 days of approval by the [Planning Commission] Board of Supervisors ten (10) copies of an Amended Per Final Conditions map [along with amended R-2 calculations per County Ordinance No. 348] shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall [be in substantial conformance with the TENTATIVE MAP [incorporate the following changes:

___].

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20. PRIOR TO A CERTAIN DATE

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.

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

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50. PRIOR TO MAP RECORDATION

50.EPD. 1 EPD - ECS (cont.) RECOMMND

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 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.

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50. PRIOR TO MAP RECORDATION

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.

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.

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50. PRIOR TO MAP RECORDATION

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.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.)

RECOMMND

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.

50.PLANNING. 2 MAP- SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1/2 gross acres.
- 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.

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50. PRIOR TO MAP RECORDATION

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

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. 6 MAP- ANNEX TO PARK DISTRICT DRAFT

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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. 17 MAP*- AGENCY CLEARANCE DRAFT

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated ___, generally summarized as follows:

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50. PRIOR TO MAP RECORDATION

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

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 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT (cont.) RECOMMND

Planning and Development Review Division Engineer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP DRAFT

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY DRAFT

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT DRAFT

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) DRAFT

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 7 MAP - FIRE D'S OK ON DR. DRAFT

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

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

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

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT DRAFT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW

DRAFT

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP - IF WQMP REQUIRED

DRAFT

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.) RECOMMND

contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 36991 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS DRAFT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES DRAFT

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP*- GRADING & BRUSHING AREA DRAFT

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

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 12 MAP*- AGENCY CLEARANCE DRAFT

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated ___, summarized as follows:

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 79.50 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP- SKR FEE CONDITION (cont.) RECOMMND

fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - GEOL/GEOTECH STUDY RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations.

60.PLANNING. 22 MAP - NATIVE AMERICAN MONITOR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

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. 23

MAP - ARCHAEOLOGIST/CRMMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 23

MAP - ARCHAEOLOGIST/CRMMP (cont.)

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - ARCHAEOLOGIST/CRMMP (cont.) (cont.)

RECOMMND

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 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.

Phase IV Report - A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - TEMPORARY FENCING

RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP*- AGENCY CLEARANCE

DRAFT

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated ___, summarized as follows:

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PRESERVATION PLAN RECOMMND

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. 3 MAP - PHASE IV REPORT RECOMMND

Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL DRAFT

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

80. PRIOR TO BLDG PRMT ISSUANCE

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

DRAFT

issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - PERC TEST REQD

RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 3 USE - WELL/WATER SUPPLY

RECOMMND

PM36991 is proposing individual domestic wells for water supply. All wells must be constructed under permit with the Department of Environmental Health (DEH). Well must be properly functional prior to issuance of building permit for any development on the property. Please call 951-955-8980 for additional details.

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 USE - SEPTIC PLANS

RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 36991 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - SKR OCCUPY OUTSIDE HCP

DRAFT

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary

PARCEL MAP Parcel Map #: PM36991

Parcel: 571-400-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - SKR OCCUPY OUTSIDE HCP (cont.) DRAFT

structure, or a mobilehome site preparation permit, whichever comes first:

a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. The applicant shall acquire replacement SKR habitat in accordance with the provisions of the SKR Long-Term Habitat Conservation Plan for all SKR occupied areas incidentally taken, and convey such acreage to the Riverside County Habitat Conservation Agency for inclusion in the SKR core reserve system. The applicant shall provide documentation from the Riverside County Habitat Conservation Agency, or its successors-in-interest, to the Planning Director declaring that the development application is entitled to receive coverage under the Section 10(a) Permit, thereby resulting in condition compliance.

80.PLANNING. 7 MAP- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 8 MAP*- AGENCY CLEARANCE DRAFT

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated ___, summarized as follows:

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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