

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

August 19, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 878, CHANGE OF ZONE NO. 7569, TENTATIVE PARCEL MAP NO. 30038 – (Mitigated Negative Declaration) – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural and Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** General Plan Amendment proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum). Change of Zone proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5). Tentative Parcel Map proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes. – APN(s): 583-020-014, 538-020-035 – Related Case(s): PAR 00571, HANS 601

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41557**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVED of **GENERAL PLAN AMENDMENT NO. 878**, from Rural Mountainous (RM) (10

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

RE: Change of Zone No. 7569, General Plan Amendment No. 878, Tentative Tract

Map No. 30038

Page 2 of 2

Acre Minimum) to Rural Residential (RR) (5 Acre Minimum) in accordance with Exhibit #6; subject to resolution adoption by the Board of Supervisor;

APPROVED of **CHANGE OF ZONE NO. 7569**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone in accordance with Exhibit #2; subject to Ordinance Adoption by the Board of Supervisors; and,

APPROVED of **TENTATIVE PARCEL MAP NO. 30038**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 5.7: GENERAL PLAN AMENDMENT NO. 878 / CHANGE OF ZONE NO. 7569 / TENTATIVE PARCEL MAP NO. 30038** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural and Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – APN(s): 583-020-014, 538-020-035. (Continued from 4/29/09). (Legislative)
- II. **PROJECT DESCRIPTION**
The general plan amendment proposes to amend a portion of the site's existing land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum). The change of zone proposes to change the existing zoning classification from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5). The tentative parcel map proposes a Schedule H subdivision of 21.34 Gross Acres into four (4) residential parcels with a five (5) acre minimum lot size.
- III. **MEETING SUMMARY**
The subject proposal did not require a presentation.
Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

No one spoke in favor, neutral or opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to June 24, 2009.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JUNE 24, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 8.4: GENERAL PLAN AMENDMENT NO. 878 / CHANGE OF ZONE NO. 7569 / TENTATIVE PARCEL MAP NO. 30038** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural and Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – – APN(s): 583-020-014, 538-020-035. (Continued From 4/29/09 and 5/13/09). (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend a portion of the site's existing land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum). The change of zone proposes to change the existing zoning classification from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5). The tentative parcel map proposes a Schedule H subdivision of 21.34 Gross Acres into four (4) residential parcels with a five (5) acre minimum lot size.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors with modifications;

APPROVAL

SEE ADDENDUM STAFF REPORT FOR MODIFICATIONS

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.4
Area Plan: Riverside Extended Mountainous
Zoning Area: Aguanga
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: June 24, 2009
Continued From: May 13, 2009

GENERAL PLAN AMENDMENT NO. 878
CHANGE OF ZONE NO. 7569
TENTATIVE PARCEL MAP NO. 30038
ENVIRONMENTAL ASSESSMENT NO. 41557
Applicant: Harold Tyler/ Patricia Beall
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM TO STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 878 proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum).

Change of Zone No. 7569 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5)

Tentative Parcel Map No. 30038 proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road.

FURTHER PLANNING CONSIDERATIONS:

May 18, 2009

The project was further continued without discussion from the May 13, 2009 Planning Commission hearing to allow staff to address concerns brought up in a letter from The Endangered Habitats League, Inc, dated April 28, 2009 in regards to Air Quality, Groundwater, Biology, and Traffic Impacts, and address them further within Environmental Assessment No. 41557. The letter was forwarded review to County Council, in which it was determined that analysis of cumulative impacts is not required within a Mitigated Negative Declaration per CEQA guideline 15130.

AIR QUALITY

Under Table 2 of the Riverside Extended Mountain Area Plan, development at the projects existing density would contribute two (2) dwelling units of the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) within the Riverside Extended Mountain Area Plan. The General Plan Amendment would remove (two) dwelling units from the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) and add four (4) dwelling units to the estimated 10,046 at build-out of all parcels designated Rural Residential (RR) land use designation, thereby creating a two (2) dwelling unit net increase to the estimated densities used for analysis within the Riverside Extended Mountain Area Plan. As such, the increased contribution of two (2) dwelling units will be negligible in local and regional, short term and long term, air quality issues and will not be inconsistent with the SCAQMD's AQMP.

ABR 6/17

Table 2 Statistical Summary				
Base Land Use Designations ^{a,b}				
Land Use Designation	Acreage	Dwelling Units	Population	Employment
Rural Foundation Component				
Rural Residential (RR)	66,977	10,046	29,838	NA
Rural Mountainous (RM)	21,803	1,090	3,238	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Total</i>	<i>88,780</i>	<i>11,136</i>	<i>33,076</i>	<i>0</i>

GROUNDWATER

The applicant has provided a Well Completion Report prepared by Dean Alexander Water Well Drilling, dated July 18, 1999. The study conducted a two hour flow test approximately 50 feet to the east of Sage Road (APN: 583-020-014), findings show the well producing water rates at 10 gallons per minute (GPM), or potentially 14,400 gallons per day (GPD). Under the assumption that a typical single family detached home an average daily usage of around 235 gallons per day, it can be calculated that the water needed to supply three (3) additional homes can be served by the current daily flows of the existing water resources on site. Therefore, the proposed increase of three (3) lots served by ground wells will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

BIOLOGY

Prior to issuance of any grading permit on this property the grading plan must show that the two (2) areas required for conservation per HANS 601 shall not be impaired and it must be documented that these areas have been conveyed in fee title or through a conservation easement to the Regional Conservation Authority. These areas are shown on the final HANS exhibits dated 10/12/2005 and are 6.2 acres and 5.5 acres respectively in the east and west of the site. The RCA can be contacted at (951)955-9700 and shall provide documentation once the conveyance is complete. (60.EPD.1)

CUMULATIVE TRAFFIC IMPACTS

Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed general plan amendment and subdivision will allow for (3) residential lots, contributing an additional 30 trips per day generated from the project site. The project's only access point is along Sage Road, classified as a two lane Mountain Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" two lane Mountain Arterial as having 12,900 average daily trips (ADT).

As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity

Given that the scope of work for the proposed project is relatively small, the scale of the project's additional 30 ADT will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.

April 30, 2009

The project was continued without discussion from the April 29, 2009 Planning Commission hearing to allow staff to address concerns brought up in a letter from The Endangered Habitats League, Inc, dated April 28, 2009.

September 3, 2008

The General Plan Amendment was heard at the September 3, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the September 3, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Slopes and potential watercourse issues should be analyzed.

Commissioner John Snell: No comments

Commissioner John Petty: Recommend with no hesitation

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

October 21, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Mountainous (RM) (10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre

- | | |
|-----------------------------------|---|
| | Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west. |
| 3. Proposed Zoning (Ex. #2): | Rural Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land to the north, east and west, and Single Family Residential to the south. |
| 7. Project Data: | Total Acreage: 23.2 acres
Total Proposed Lots: 4
Proposed Min. Parcel Size: 5 gross acres
Schedule: H |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41557**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 878**, from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7569**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone in accordance with Exhibit #2; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 30038**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 878** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Rural Agricultural – 5 Acre Minimum (R-A-5) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety and general welfare are protected through project design.
5. The development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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's has an existing designation of Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Riverside Extended mountainous Area Plan.
2. The project site is proposing a designation of Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended mountainous Area Plan.
3. The proposed use, residential parcels with a minimum of five (5) gross acres, is permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
4. The proposed use, a Schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west.
6. The proposed zoning for the subject site is Rural Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed use, a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is consistent with the development standards set forth in the R-A-5 zone.
8. The project site is surrounded by properties which are zoned Rural Residential.
9. This project is located within Criteria Area and specifically Cell Group 'E' (Cell Numbers 7468 and 7469) and Group 'G': Criteria Cell (Cell Numbers 7382 and 7383) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Accordingly, it has been determined that the criteria set for in the WRCMSHCP requires conveyance of fee title or the dedication of a conservation easement to the Western Riverside County Regional Conservation Authority (RCA) over a total of 11.7 acres within the project boundaries. Furthermore, as determined through HANS 00601, the project has complied with all other requirements of the WRCMSHCP.

10. Environmental Assessment No. 41557 identified the following potentially significant impacts:

- | | |
|-------------------------|----------------------|
| a. Biological Resources | c. Geology/Soils |
| b. Cultural Resources | d. Land Use/Planning |

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, one letter in opposition has been received.
2. The project site is not located within:
 - c. A city of sphere of influence.
 - d. A 100-year flood plain an area drainage plan, or dam inundation area.
 - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - f. Multi Species Habitat Conservation Cell Criteria Area.
3. The project site is locate within:
 - g. The boundaries of the Riverside Extended Mountainous Area Plan.
 - h. The boundaries of the Hemet Union School District.
 - i. A fault;
 - j. MSCHP Cell Group 'E': No. 7468, 7469 and Group 'G': No. 7382, 7383;
 - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - l. Zone A of the Mt Palomar Lighting Ordinance; and
 - m. The Valley-Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Numbers 583-020-014, -035
5. This project was filed with the Planning Department on September 17, 2007
6. This project was reviewed by the Land Development Committee three (3) times on the following dates November 1, 2007, April 3, 2008, and July 24, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$36,346.91

JH/jh

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Date Prepared: 2/26/09

Date Revised: 6/24/09

Agenda Item No.: 5.7
Area Plan: Riverside Extended Mountainous
Zoning Area: Aguanga
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: May 13, 2009
Continued From: April 29, 2009

GENERAL PLAN AMENDMENT NO. 878
CHANGE OF ZONE NO. 7569
TENTATIVE PARCEL MAP NO. 30038
ENVIRONMENTAL ASSESSMENT NO. 41557
Applicant: Harold Tyler/ Patricia Beall
Engineer/Rep.: Southland Engineering

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 878 proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum).

Change of Zone No. 7569 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5)

Tentative Parcel Map No. 30038 proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road.

FURTHER PLANNING CONSIDERATIONS:

April 30, 2009

The project was continued without discussion from the April 29, 2009 Planning Commission hearing to allow staff to address concerns brought up in a letter from The Endangered Habitats League, Inc, dated April 28, 2009.

September 3, 2008

The General Plan Amendment was heard at the September 3, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the September 3, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Slopes and potential watercourse issues should be analyzed.

Commissioner John Snell: No comments

Commissioner John Petty: Recommend with no hesitation

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments



October 21, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Mountainous (RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west. |
| 3. Proposed Zoning (Ex. #2): | Rural Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land to the north, east and west, and Single Family Residential to the south. |
| 7. Project Data: | Total Acreage: 23.2 acres
Total Proposed Lots: 4
Proposed Min. Parcel Size: 5 gross acres
Schedule: H |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41557**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 878**, from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7569**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone in accordance with Exhibit #2; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 30038**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 878** to the Board of Supervisors.

CONCLUSIONS:

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

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's has an existing designation of Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Riverside Extended mountainous Area Plan.
2. The project site is proposing a designation of Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended mountainous Area Plan.
3. The proposed use, residential parcels with a minimum of five (5) gross acres, is permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
4. The proposed use, a Schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west.
6. The proposed zoning for the subject site is Rural Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed use, a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is consistent with the development standards set forth in the R-A-5 zone.

8. The project site is surrounded by properties which are zoned Rural Residential.
9. This project is located within Criteria Area Cell Group 'E': Criteria Cell numbers: 7468 and 7469 and Group 'G': Criteria Cell numbers: 7382 and 7383 of the Multi-Species Habitat Conservation Plan, and as such is required per HANS00601 offer a dedication easement for the westerly 5.3 Acres and easterly 6.6 Acres, as County directs or authorizes and accepted by the RCA. This project fulfills those requirements.
10. Environmental Assessment No. 41557 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Land Use/Planning

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:
 - c. A city of sphere of influence.
 - d. A 100-year flood plain an area drainage plan, or dam inundation area.
 - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - f. Multi Species Habitat Conservation Cell Criteria Area.
3. The project site is locate within:
 - g. The boundaries of the Riverside Extended Mountainous Area Plan.
 - h. The boundaries of the Hemet Union School District.
 - i. A fault;
 - j. MSCHP Cell Group 'E': No. 7468, 7469 and Group 'G': No. 7382, 7383;
 - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - l. Zone A of the Mt Palomar Lighting Ordinance; and
 - m. The Valley-Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Numbers 583-020-014, -035
5. This project was filed with the Planning Department on September 17, 2007
6. This project was reviewed by the Land Development Committee three (3) times on the following dates November 1, 2007, April 3, 2008, and July 24, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,266.91

GENERAL PLAN AMENDMENT NO. 878
CHANGE OF ZONE NO. 7529
TENTATIVE PARCEL MAP NO. 30038
ENVIRONMENTAL ASSESSMENT NO. 41557
Planning Commission Staff Report: May 13, 2009
Page 5 of 5

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Date Prepared: 2/26/09
Date Revised: 4/30/09

Agenda Item No.: 5.1
Area Plan: Riverside Extended Mountainous
Zoning Area: Aguanga
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: April 29, 2009

GENERAL PLAN AMENDMENT NO. 878
CHANGE OF ZONE NO. 7569
TENTATIVE PARCEL MAP NO. 30038
ENVIRONMENTAL ASSESSMENT NO. 41557
Applicant: Harold Tyler/ Patricia Beall
Engineer/Rep.: Southland Engineering

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 878 proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum).

Change of Zone No. 7569 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5)

Tentative Parcel Map No. 30038 proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road.

FURTHER PLANNING CONSIDERATIONS:

September 3, 2008

The General Plan Amendment was heard at the September 3, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the September 3, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Slopes and potential watercourse issues should be analyzed.

Commissioner John Snell: No comments

Commissioner John Petty: Recommend with no hesitation

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

October 21, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

Deek R. Hulp

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Mountainous (RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west. |
| 3. Proposed Zoning (Ex. #2): | Rural Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land to the north, east and west, and Single Family Residential to the south. |
| 7. Project Data: | Total Acreage: 23.2 acres
Total Proposed Lots: 4
Proposed Min. Parcel Size: 5 gross acres
Schedule: H |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41557**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 878**, from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7569**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification zone in accordance with Exhibit #2; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 30038**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 878** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.

2. The proposed project is consistent with the Rural Agricultural – 5 Acre Minimum (R-A-5) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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's has an existing designation of Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Riverside Extended mountainous Area Plan.
2. The project site is proposing a designation of Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended mountainous Area Plan.
3. The proposed use, residential parcels with a minimum of five (5) gross acres, is permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
4. The proposed use, a Schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) designation.
5. The project site is surrounded by properties which are designated Rural: Rural Residential (RR) (5 Acre Minimum) to the north, Rural: Rural Mountainous (RM) (10 Acre Minimum) and Rural: Rural Residential (RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (RM) (10 Acre Minimum) to the south and west.
6. The proposed zoning for the subject site is Rural Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed use, a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, is consistent with the development standards set forth in the R-A-5 zone.
8. The project site is surrounded by properties which are zoned Rural Residential.
9. This project is located within Criteria Area Cell Group 'E': Criteria Cell numbers: 7468 and 7469 and Group 'G': Criteria Cell numbers: 7382 and 7383 of the Multi-Species Habitat Conservation

Plan, and as such is required per HANS00601 offer a dedication easement for the westerly 5.3 Acres and easterly 6.6 Acres, as County directs or authorizes and accepted by the RCA. This project fulfills those requirements.

10. Environmental Assessment No. 41557 identified the following potentially significant impacts:

- | | |
|-------------------------|----------------------|
| a. Biological Resources | c. Geology/Soils |
| b. Cultural Resources | d. Land Use/Planning |

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:
 - c. A city of sphere of influence.
 - d. A 100-year flood plain an area drainage plan, or dam inundation area.
 - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - f. Multi Species Habitat Conservation Cell Criteria Area.
3. The project site is locate within:
 - g. The boundaries of the Riverside Extended Mountainous Area Plan.
 - h. The boundaries of the Hemet Union School District.
 - i. A fault;
 - j. MSCHP Cell Group 'E': No. 7468, 7469 and Group 'G': No. 7382, 7383;
 - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - l. Zone A of the Mt Palomar Lighting Ordinance; and
 - m. The Valley-Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Numbers 583-020-014, -035
5. This project was filed with the Planning Department on September 17, 2007
6. This project was reviewed by the Land Development Committee three (3) times on the following dates November 1, 2007, April 3, 2008, and July 24, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,266.91

JH/jh

Y:\Planning Case Files-Riverside office\PM30038\PM30038Staff Report.doc

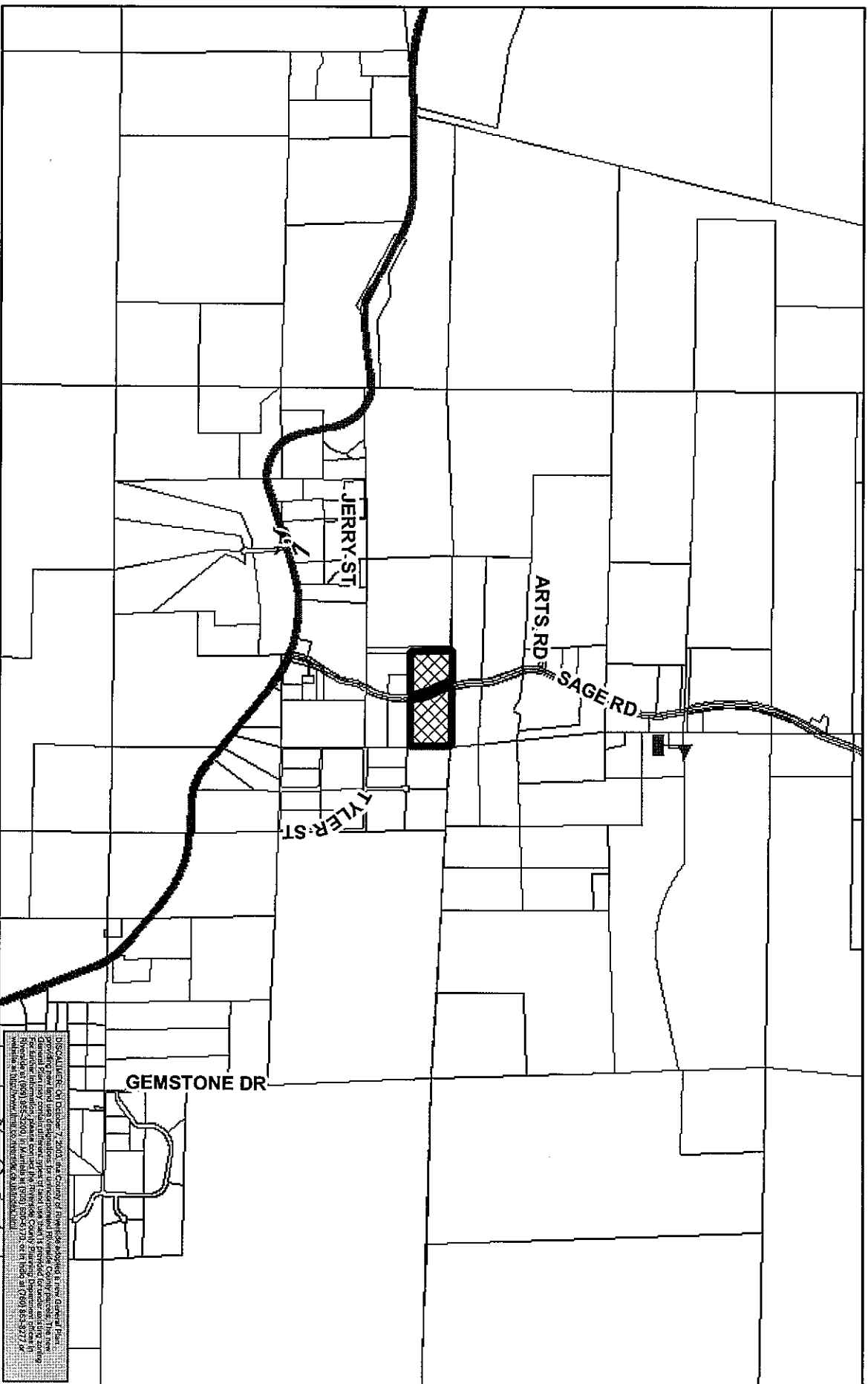
Date Prepared: 2/26/09

Date Revised: 4/16/09

Supervisor Stone
District 3
Date Drawn: 8/06/08

GPA00878
VICINITY MAP

Planner: Jeff Horn
Date: 8/06/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Zone
Area: Aguanga

Bk. Pg.

583-02

Township/Range: T8SR1E

Thomas

Section : 19

Bros. Pg.

981 J3

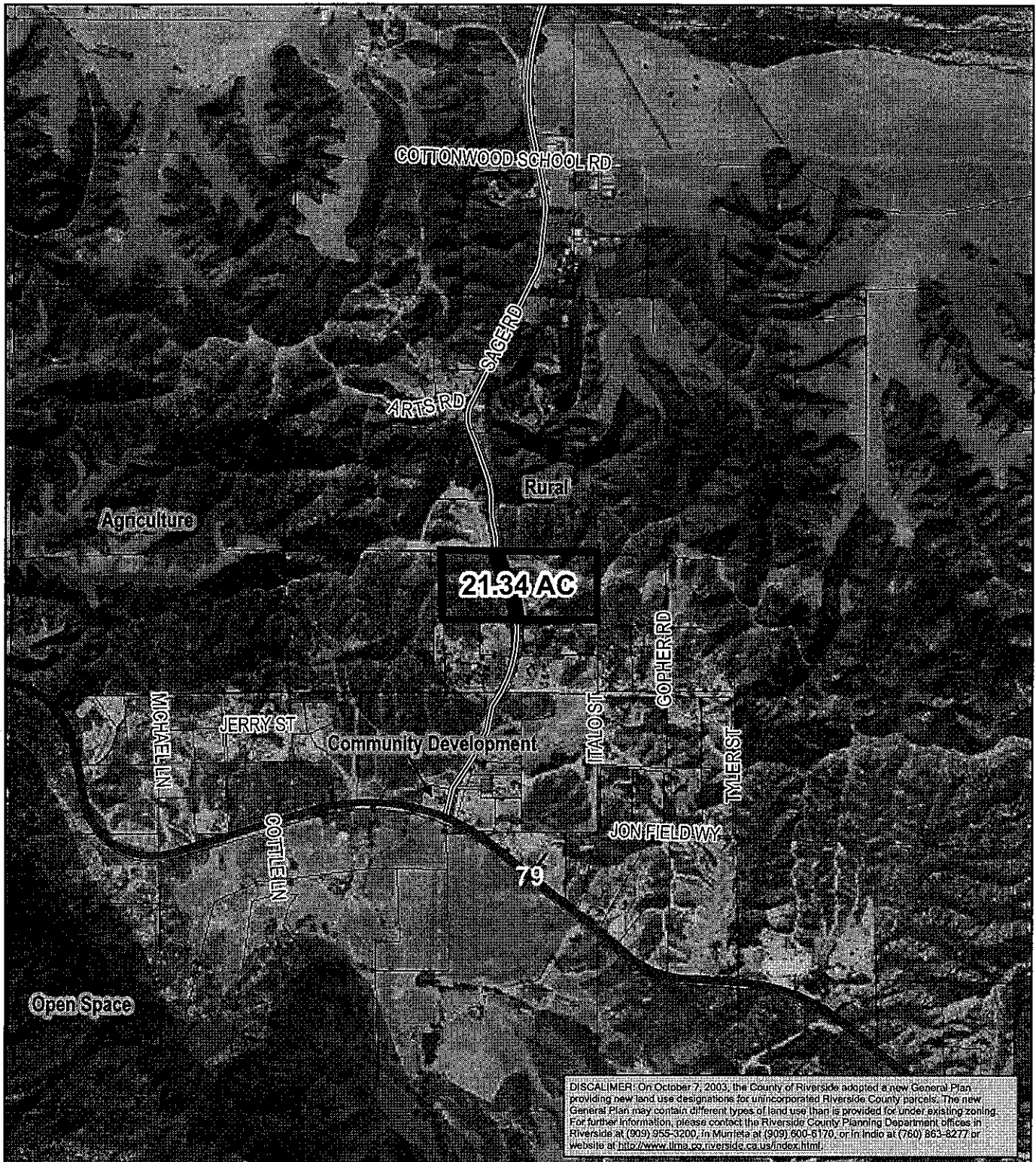


Feet

Supervisor Stone
District 3
Date Drawn: 8/06/08

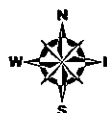
GPA00878
DEVELOPMENT OPPORTUNITY

Planner: Jeff Horn
Date: 8/06/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Aguanga
Township/Range: T8SR1E
Section: 19



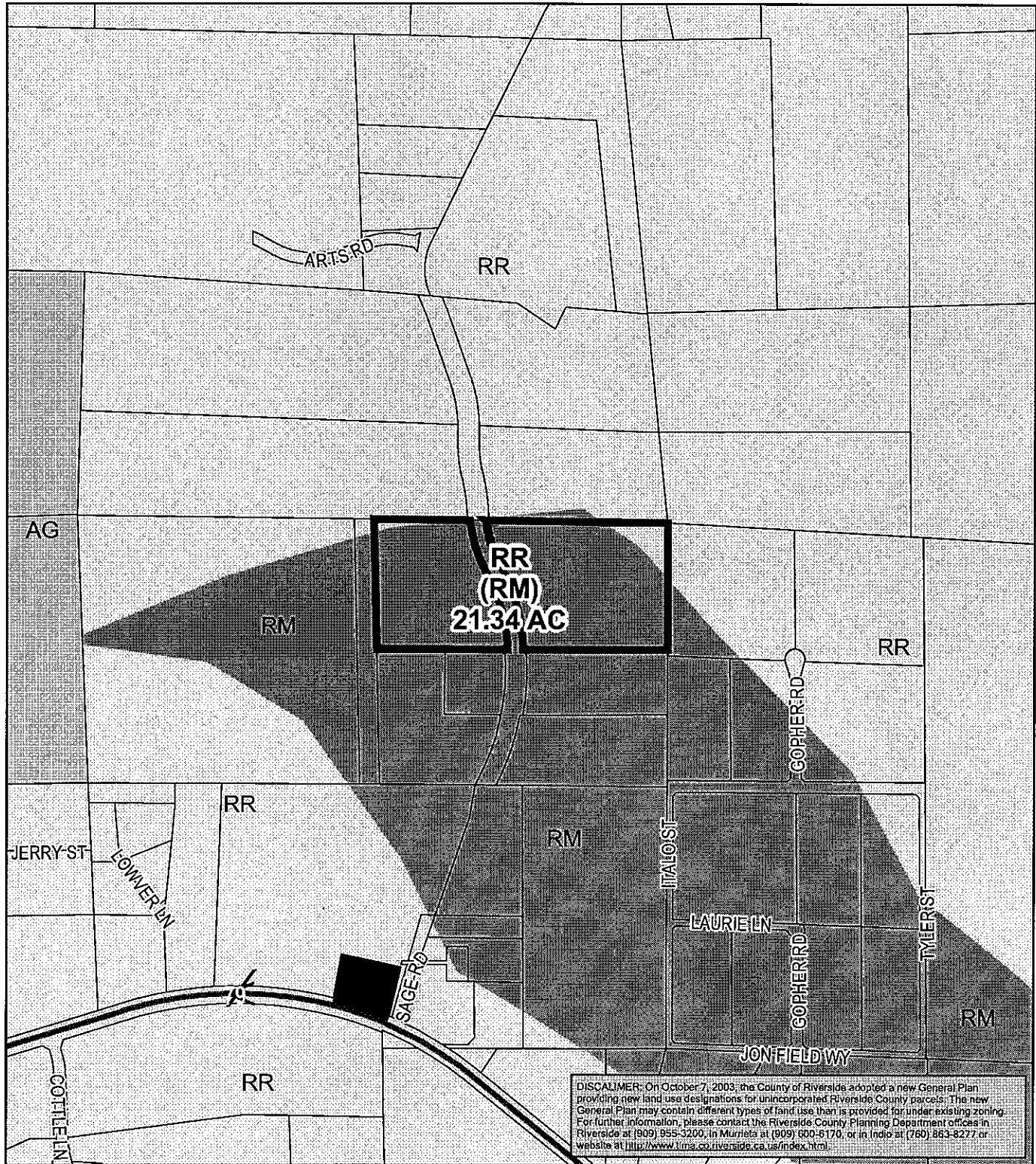
Assessors
Bk. Pg. 583-02
Thomas
Bros. Pg. 981 J3

Supervisor Stone
District 3
Date Drawn: 8/06/08

GPA00878

Proposed General Plan

Planner: Jeff Horn
Date: 8/06/08
Exhibit 6



Zone
Area: Aguanga
Township/Range: T8SR1E
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 583-02
Thomas
Bros. Pg. 981 J3

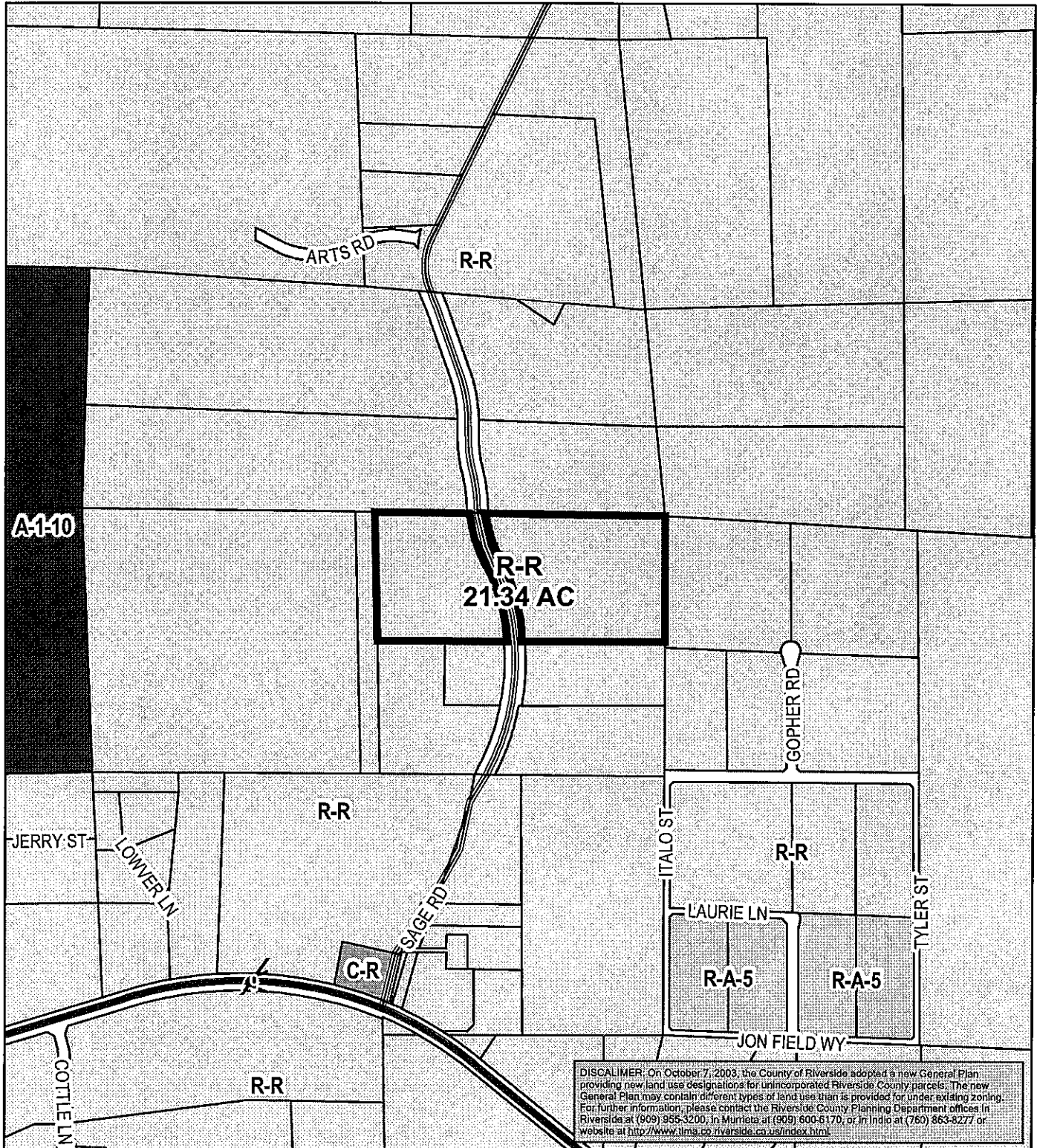


Supervisor Stone
District 3
Date Drawn: 8/06/08

GPA00878

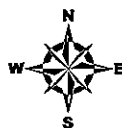
EXISTING ZONING

Planner: Jeff Horn
Date: 8/06/08
Exhibit 2



Zone
Area: Aguanga
Township/Range: T8SR1E
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT



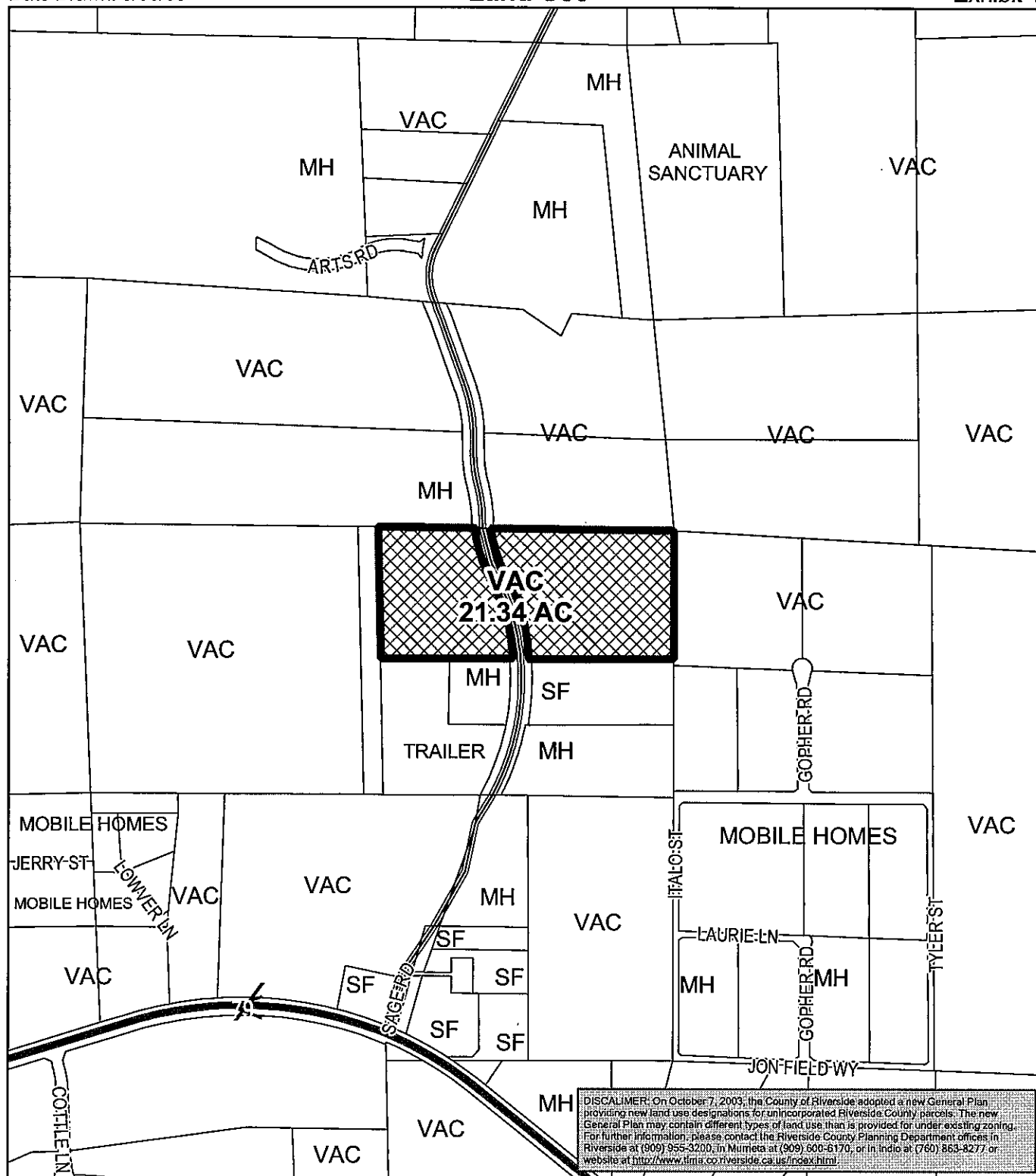
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Thomas
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Supervisor Stone
District 3
Date Drawn: 8/06/08

GPA00878

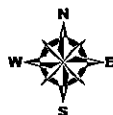
Planner: Jeff Horn
Date: 8/06/08
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Aguanga
Township/Range: T8SR1E
Section : 19

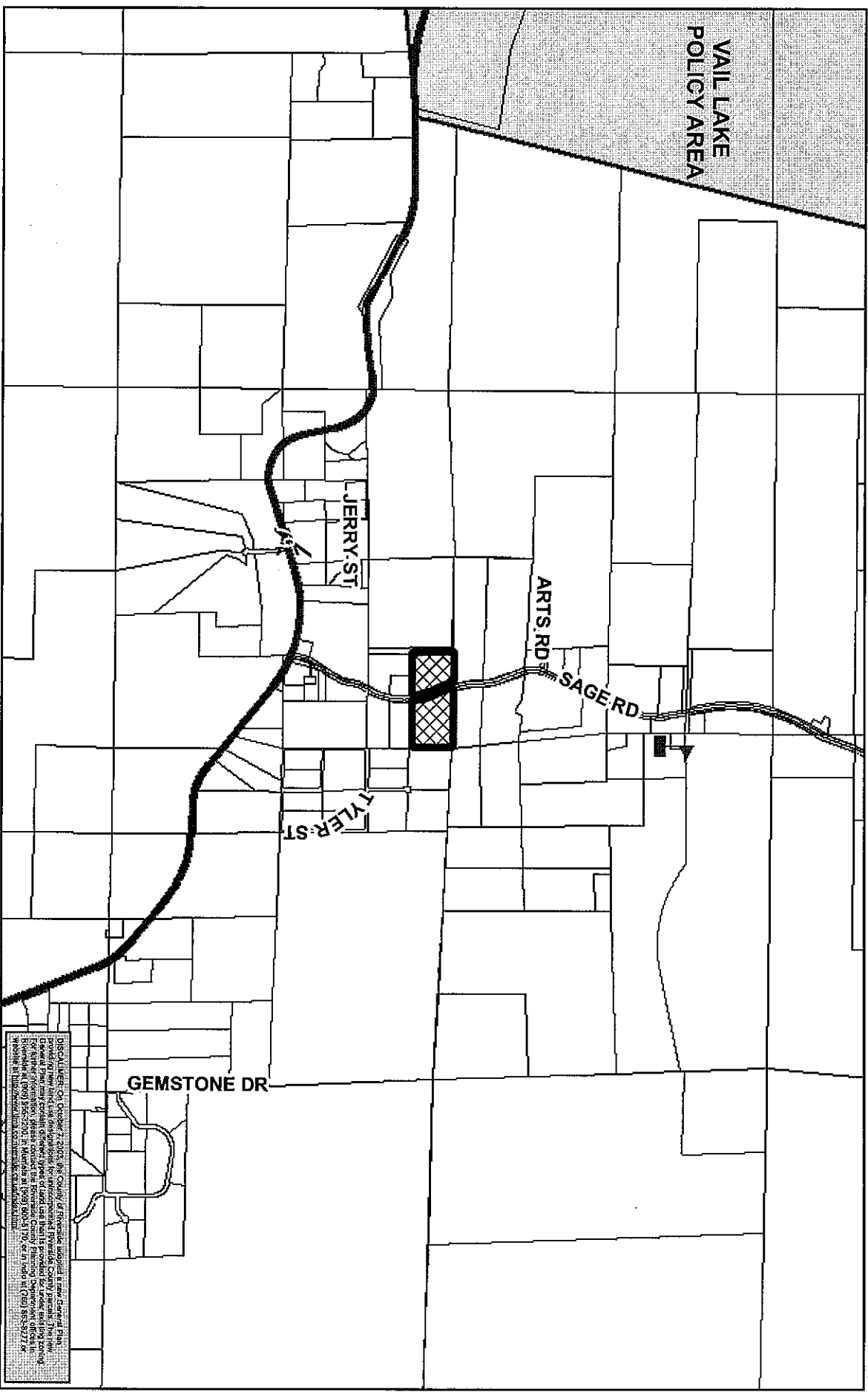


Assessors
Bk. Pg. 583-02
Thomas
Bros. Pg. 981 J3

Supervisor Stone
District 3
Date Drawn: 8/06/08

GPA00878 POLICY AREAS

Planner: Jeff Horn
Date: 8/06/08
Exhibit 8



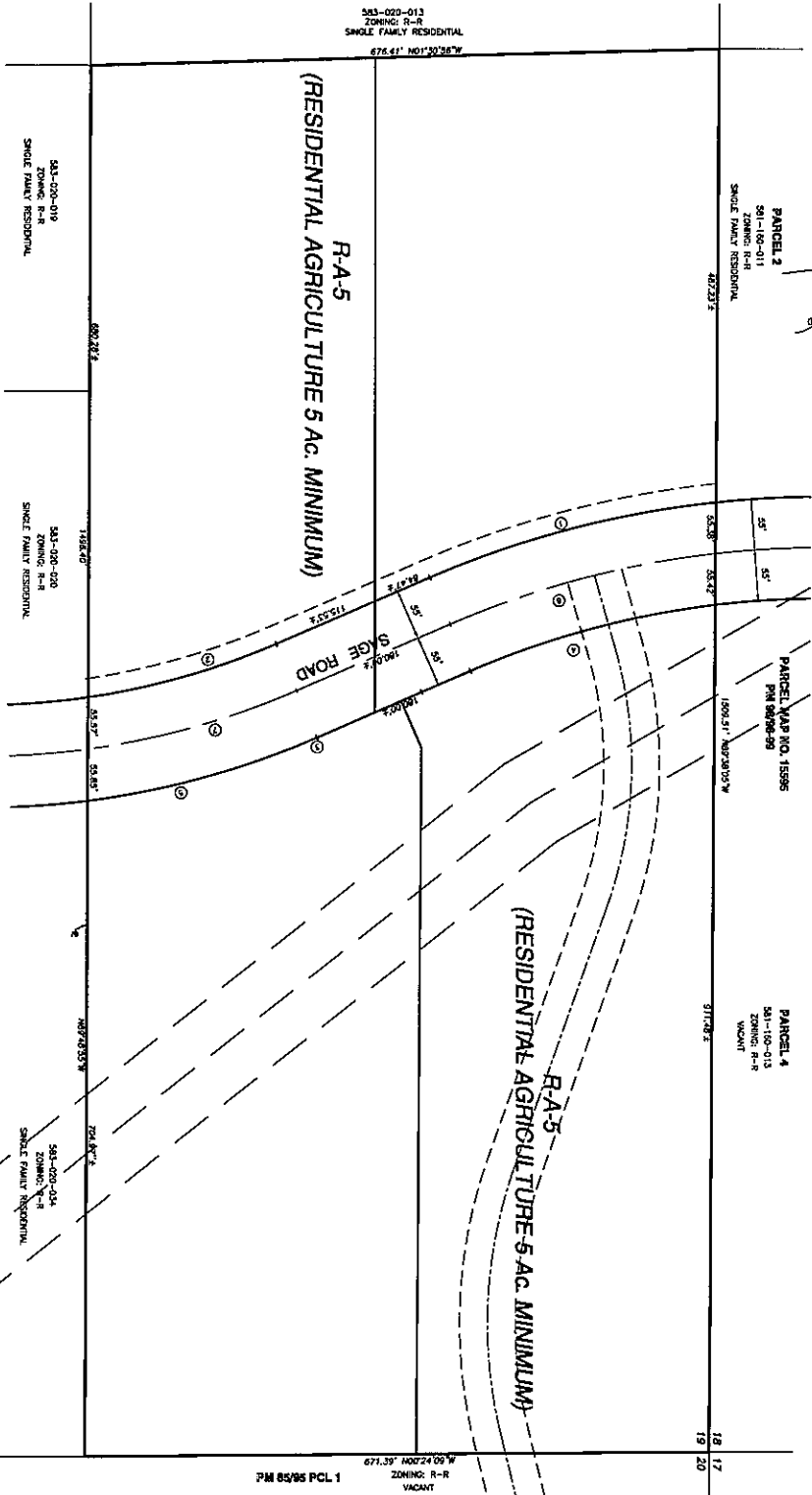
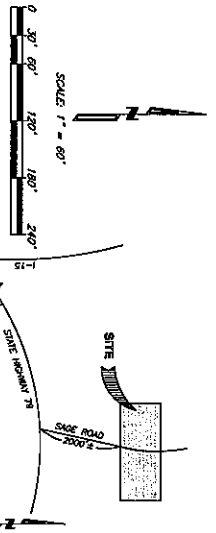
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Aguanga
Township/Range: T8SR1E
Section: 19

Assessors
Bk. Pg. 583-02
Thomas
Bros. Pg. 981 J3

CHANGE OF ZONE

SOUTHLAND ENGINEERING AUGUST 2007



EASEMENT NOTES

1. A RIGHT OF WAY FOR DRIVES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA FOR THE PUBLIC RECORDS, RECORDED MAY 16, 1955 AS INSTRUMENT NO. 15840 OF OFFICIAL RECORDS.

2. A RIGHT OF WAY FOR DRIVES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA FOR THE PUBLIC RECORDS, RECORDED MAY 16, 1955 AS INSTRUMENT NO. 15840 OF OFFICIAL RECORDS.

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5. A RIGHT OF WAY FOR DRIVES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA FOR THE PUBLIC RECORDS, RECORDED MAY 16, 1955 AS INSTRUMENT NO. 15840 OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC ROAD, DRAINAGE, PUBLIC UTILITY, PUBLIC SERVICES AND ACCIDENT DAMAGE FROM THE COUNTY OF RIVERSIDE, RECORDED MAY 16, 1955 AS INSTRUMENT NO. 15840 OF OFFICIAL RECORDS.

CURVE DATA

① Δ=173.23° R=1000.00' L=218.67'
 ② Δ=173.23° R=1000.00' L=218.67'
 ③ Δ=173.23° R=1000.00' L=218.67'
 ④ Δ=173.23° R=1000.00' L=218.67'
 ⑤ Δ=173.23° R=1000.00' L=218.67'

P.M. 85/95 PCL 1

NOTES

1. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

2. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

3. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

4. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

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7. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

8. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

9. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

10. SUBJECT PROPERTY IS NOT WITHIN A SPECIFIC PLAT ZONE.

THOMAS GUIDE, 2007, PAGE 841, 4-3

THOMAS GUIDE

THOMAS GUIDE, 2007, PAGE 841, 4-3

GENERAL PLAN DESIGNATION

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PROJECT DESCRIPTION

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ASSESSORS PARCEL NUMBERS

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LEGAL DESCRIPTION

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OWNER/APPLICANT

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OWNER/APPLICANT

OWNER/APPLICANT

OWNER/APPLICANT

REVISION	DATE	BY	DESCRIPTION
1	8/1/07	SE	ISSUED FOR PERMIT
2	8/1/07	SE	ISSUED FOR PERMIT
3	8/1/07	SE	ISSUED FOR PERMIT
4	8/1/07	SE	ISSUED FOR PERMIT
5	8/1/07	SE	ISSUED FOR PERMIT
6	8/1/07	SE	ISSUED FOR PERMIT
7	8/1/07	SE	ISSUED FOR PERMIT
8	8/1/07	SE	ISSUED FOR PERMIT
9	8/1/07	SE	ISSUED FOR PERMIT
10	8/1/07	SE	ISSUED FOR PERMIT

SOUTHLAND ENGINEERING **AUGUST 2007**

[illegible]

OWNER/APPLICANT
HAROLD E. TYLER
P.O. BOX 307
AGUACANA, CA 92536
(951) 787-2020

CIVIL ENGINEER/MAP PREPARER
PATRICIA BEALL
P.O. BOX 317
AGUACANA, CA 92536
(951) 787-1216

SOUTHLAND ENGINEERING
2200 BUSINESS WAY, STE. 100
RIVERSIDE, CA 92501
(951) 788-8488

LEGEND

Color	Range Beg.	Range End	Percent	Area
Green	0.00	10.00	15.0	229443.29
Blue	10.00	14.00	7.3	110153.41
Blue	14.00	25.00	19.3	290373.66
Red	25.00	100.00	58.4	890356.62

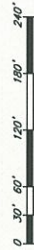


583-020-034
ZONING: R-R
SINGLE FAMILY RESIDENTIAL

583-020-020
ZONING: R-R
SINGLE FAMILY RESIDENTIAL

583-020-019
ZONING: R-R
SINGLE FAMILY RESIDENTIAL

SCALE: 1" = 60'



**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 878**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 15, 2009, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on January 7, 2009, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION/CERTIFICATION of the environmental document, and **ADOPTION** of General Plan Amendment No. 878.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41557
Project Case Type (s) and Number(s): GPA00878, CZ07494, PM30038
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955-4641
Applicant's Name: Harold Tyler and Patricia Beall
Applicant's Address: P.O. Box 307, Aguanga, CA 92536
Engineer/Representative: Southland Engineers
Engineer/Representative's Address: 220 Business Way Suite 100, Riverside, CA 92544

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 878 proposes to amend the project site's current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum).

Change of Zone No. 7569 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5)

Tentative Parcel Map No. 30038 proposes a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a minimum lot size of five (5) acre.

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

C. Total Project Area: 23.20 Gross Acres

Residential Acres: 23.20	Lots: 4	Units:	Projected No. of Residents:
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): 583-020-014, and 035

E. Street References: The project site is located within the Riverside Extended Mountainous Area Plan (REMAP), approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 19, Township 8 South, Range 1 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The 23.2 gross acre property consists of well-defined ridges and natural watercourses that traverse the property and vegetated by a Coastal Sage Scrub and Chamise Chaparral ecotone. The property has some major disturbances, including an existing home and accessory structures, Sage Road, an access road, and several Off-Highway Vehicle trails.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area however the project has been conditioned accordingly. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed four (4) residential lots with a five (5) gross acre lot size is considered a minor subdivision therefore impacts to noise shall be less than significant. The proposed project meets with all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Riverside Extend Mountainous Area Plan (REMAP)

C. Foundation Component(s): Rural

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

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan (REMAP)

2. **Foundation Component(s):**
North/East/South/West: Rural

3. **Land Use Designation(s):**

North/East/South/West: Rural Residential (RR) and Rural Mountainous (RM)

4. **Overlay(s) and Policy Area(s), if any:** Not Applicable

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

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

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

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, east, and south, and west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☒ Land Use/Planning | ☐ Transportation/Traffic |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☒ Cultural Resources | ☐ Noise | ☐ Other |
| ☒ Geology/Soils | ☐ Population/Housing | ☐ 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

6-24-09

Date

Jeff Horn, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☐	☒
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

- a) The project is not located within the vicinity of a scenic highway.
- b) The project will not 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.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

2. Mt. Palomar Observatory	☐	☐	☒	☐
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), Riverside County Integrated Plan (RCIP)

Findings of Fact:

- a) According to the RCIP, the project site is located 8.21 miles away from the Mt. Palomar Observatory; which is within the designated ZONE A Special Lighting Area that surrounds the Mt.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone A of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.24) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

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

☐
☐
☐
☒

b) Expose residential property to unacceptable light levels?

☐
☐
☐
☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

- a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.
- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

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.

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. 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")?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The proposed project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.
- d) The project site has no existing agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, CARB, AQMD, Riverside Extended Mountain Area Plan, Table 2.

Findings of Fact:

- 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 August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, 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.

Under Table 2 of the Riverside Extended Mountain Area Plan, development at the projects existing density would contribute two (2) dwelling units of the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) within the Riverside Extended Mountain Area Plan. The General Plan Amendment would remove (two) dwelling units from the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) and add four (4) dwelling units to the estimated 10,046 at build-out of all parcels designated Rural Residential (RR) land use designation, thereby creating a two (2) dwelling unit net increase to the estimated densities used for analysis within the Riverside Extended Mountain Area Plan. As such, the increased contribution of two (2) dwelling units will be negligible in local and regional, short term and long term, air quality issues and will not be inconsistent with the SCAQMD's AQMP.

b-c) Residential developments, such as the proposed project, primarily impact air quality through increased automotive emissions. Stand-alone projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards or contribute a significant amount of air pollutants that would create a cumulatively considerable significant impact. Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). That EIR concluded that air quality is a significant and unmitigatable impact of General Plan implementation. However, because the project increased contribution of two (2) dwelling units

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will be negligible in local and regional, short term and long term, air quality issues and will not be inconsistent with the EIR, therefore no additional project-specific mitigation is required.

- d) The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located onsite and others surrounding the project site.
- a) Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- e) The project site is surrounded by large-lot vacant land with scattered residential homes. As such, no point-source emitters are located within a close proximity to future residents of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- f) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

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

☐ ☐ ☒ ☐

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

Source: RCLIS, On-site Inspection, HANS00601.

Findings of Fact:

a-c) The project is located within the Criteria Area and specifically Cell Group 'E' (Cell Numbers 7468 and 7469) and Group 'G': Criteria Cell (Cell Numbers 7382 and 7383) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS00601 (a copy of the file for HANS00601 is available for review at the Environmental Programs Department) that the westerly 5.3 Acres and easterly 6.6 Acres shall be conserved through conveyance of fee title or the dedication of a conservation easement to the Western Riverside County Regional Conservation Authority (RCA).

The project is consistent with the narrow endemic plant species requirements of the MSHCP. Pursuant to Section 6.1.3 of the WRCMSHCP, focused surveys for narrow endemic plant species are required for properties within the mapped areas if appropriate habitat is present. The survey area maps have been reviewed and assessed, and the Project is not within a mapped survey area for Narrow Endemic Plant Species. Therefore, no further surveys or conservation measures are required.

The project is consistent with the riparian/riverine area and vernal pool requirements of the WRCMSHCP. Section 6.1.2 of the WRCMSHCP, riparian/riverine area are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with freshwater flow during all or a portion of the year. Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season. The project has been reviewed and assessed and it has been determined that the Project site does not have any riparian habitat or vernal pools.

The project is consistent with the Urban-Wildlands Interface requirements of the WRCMSHCP. Section 6.1.4 of the WRCMSHCP establishes guidelines to assist in the minimizing indirect effects of projects in proximity to the Conservation Area. This section provides mitigation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures for impacts associated with: Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The project has been assessed using the guidelines in this policy and it has been determined that the Project will be adjacent to the Conservation Area. Accordingly, the Project has been conditioned to prevent any grading within the Conservation Area and requires any necessary fuel modification zones for fire clearance to be located outside of the Conservation Area. Additionally, the Project has been conditioned to submit a fencing plan that must provide adequate separation between the Project and the adjacent Conservation Area that requires any lighting to be directed away from the Conservation Area. Thus, mitigation measures have been imposed to implement the Urban-Wildlands Interface requirements.

The project is consistent with the Special Survey Area requirements of the MSHCP. It has been determined that the Project is not within any special survey area. Accordingly, no surveys or conservation measures are required.

- d) The project will 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.
- e) Riparian habitat and alluvial vegetation does not exist on the project site, therefore, the proposed project has no potential to impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: The constrained areas shall conform to the approved exhibit and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department. (50.EPD.1). Prior to issuance of any grading permit on this property the grading plan must show that the two (2) areas required for conservation per HANS 601 shall not be impaired and it must be documented that these areas have been conveyed in fee title or through a conservation easement to the Regional Conservation Authority. These areas are shown on the final HANS exhibits dated 10/12/2005 and are 6.2 acres and 5.5 acres respectively in the east and west of the site. The RCA can be contacted at (951)955-9700 and shall provide documentation once the conveyance is complete. (60.EPD.1). Fencing will be required along perimeter of the Conservation Area (90.Planning.4)

Monitoring: Monitoring shall take place through the Planning Department, Environmental Programs Department, and Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

7. Historic Resources	☐	☒	☐	☐
a) Alter or destroy an historic site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials, PD-A 4514

Findings of Fact:

a) The historic outhouse documented on the subject property is required to be relocated from its current location to protect it from anticipated future road widening or future project development. During its relocation and any grading in the original location, focused archaeological monitoring shall be required. A County-registered archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider, or his/her successors or anyone conducting road widening affecting this parcel for archaeological monitoring and data recovery on the historic outhouse.

A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

A Phase IV Archaeological Monitoring Report shall be submitted prior to issuance of final inspection. Curation of any historic artifacts recovered shall be with an acceptable curation facility. (60.PLANNING.02)

b) The historic outhouse located on the subject property has been determined to retain its historical integrity in the Phase I Cultural Resources report (PD_A-4514) prepared by Jean Keller, dated June 2008. The outhouse shall be relocated from its current location to protect it from anticipated future road widening or future project development. The applicant is required to submit an exhibit showing the proposed relocation location prior to issuance of a grading permit. (10.PLANNING.24).

Mitigation: The historic outhouse documented on the subject property is required to be relocated from its current location to protect it from anticipated future road widening or future project development. (60.PLANNING.02 and 10.PLANNING.24)

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

8. Archaeological Resources	☐	☐	☒	☐
a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials, PD-A 4515

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 will not alter or destroy a known archaeological site.
- b) The project site is located within the tradition use area of Native American tribe, as such the Pechanga Band of Luiseno has identified that extensive excavation could uncover Native American artifacts that may have significant scared, religious and cultural value. The project site has been conditioned to have archaeologist and Native American monitoring during ground disturbance. Additionally, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. (60.Planning.5) (60.Planning.7).
- c) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (10.Planning.1) This is not unique mitigation therefore impacts are less than significant.
- d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading permit issuance, the applicant must obtain a qualified archaeologist for monitoring services for any proposed grading with respect to potential impacts to cultural resources (60.Planning.5). Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the Department of Building and Safety. (60.Planning.7).

Monitoring: Monitoring shall take place through the Building and Safety Department's 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: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

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

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

☐	☒	☐	☐
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO. No. 2005

Findings of Fact:

a) This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

b) Based on site mapping, aerial photo review and literature research there is evidence of active faulting crossing this site. Trenching to accurately locate these features was performed and a fault setback has been established to preclude construction over the mapped feature. All the proposed building pad areas have been shown to be free of faulting in the future building areas. Therefore the potential for the building pad areas to be affected by surface fault rupture is considered low.
(COA 10.PLANNING.03)

Mitigation: Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS: 1) The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department. 2) A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2005 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 2005, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor." (COA 50.PLANNING.25)

Monitoring: Monitoring shall occur during the Building and Safety Plan Check Review Process and by the County Surveyor.

11. Ground-shaking Zone

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Be subject to strong seismic ground shaking?

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

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Landslide Risk

☐ ☐ ☒ ☐

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

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

Findings of Fact:

a) The 23.2 gross acre parcel is located in a region underlain by steep slopes, therefore the project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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: Resolution No. 94-125, Geology Department Review, RCLIS

Findings of Fact: Undocumented fill, topsoil, colluvium, alluvium and the upper weathered, loose Temecula Arkose bedrock present on this site are not considered suitable to provide structural support in their present condition and will require removal, moisture conditioning and recompaction during grading.

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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14. Other Geologic Hazards

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

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials, Geology Department Review

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing topography of the project site. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Soils

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?

☐ ☐ ☐ ☒

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. A condition (60.BS GRADE.4) has been placed on the project to comply with the National Pollution Discharge Elimination System (NPDES) during grading and/or construction activities. The project is conditioned (10.BS GRADE.4) to provide erosion control on graded but undeveloped land. The Riverside County Geologist and the Building and Safety Department-Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site. With the implementation of erosion controls the project will have a less than significant impact on soils.
- b) The project is not located on expansive soil, as defined in Table 18-1-B of the Uniformed Building Code (1994), creating substantial risks to life or property

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Erosion

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

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

☐	☐	☒	☐
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, County Flood Department Review

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bed of a lake.
- b) 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 15 to April 15. (10.BSGRADE.4)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, Geology Department Review

Findings of Fact:

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (10.BS GRADE.5).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

19. Hazards and Hazardous Materials

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

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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?

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

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

☐	☐	☒	☐
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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?

☐	☐	☒	☐
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Source: Project Application Materials

Findings of Fact:

- a) The development of four (4) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d) The project site is not located within a quarter mile of an existing or proposed school.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Airports

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

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☒

b) Require review by the Airport Land Use Commission?

☐
☐
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☒

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?

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☐
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d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact: The project site is not located within an Airport Influence Area therefore the project will not:

- a) Result in an inconsistency with an Airport Master Plan.
- b) Require review by the Airport Land Use Commission.
- c) Be located within an airport land use plan or within 2 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) Be 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. 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?

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☐

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

Findings of Fact: The project site is located within a High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that the land division is located in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors (50.FIRE.1)." This is standard mitigation for all projects within a High Fire Area; no unique mitigation is required for the proposed four (4) lot subdivision, therefore impacts in regards to hazardous Fire Area is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

22. 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?

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

☐	☐	☒	☐
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐	☐	☒	☐
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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?

☐	☐	☒	☐
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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?

☐	☐	☐	☒
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐	☐	☐	☒
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g) Otherwise substantially degrade water quality?

☐	☐	☒	☐
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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)?

☐	☐	☐	☒
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Source: Riverside County Flood Control District Flood Hazard Report/Condition. Well Completion Report. American Water Works Association

Findings of Fact:

- The project will not substantially alter the existing drainage pattern of the site or area.
- The creation of four (4) residential lots with a minimum lot acreage of five (5) gross acres will not violate any water quality standards or waste discharge requirements.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The applicant has provided a Well Completion Report prepared by Dean Alexander Water Well Drilling, dated July 18, 1999. The study conducted a two hour flow test approximately 50 feet to the east of Sage Road (APN: 583-020-014), findings show the well producing water rates at 10 gallons per minute (GPM), or potentially 14,400 gallons per day (GPD). Under the assumption that a typical single family detached home an average daily usage of around 235 gallons per day, it can be calculated that the water needed to supply three (3) additional homes can be served by the current daily flows of the existing water resources on site. Therefore, the proposed increase of three (3) lots served by ground wells will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The proposed four (4) lot subdivision of 23.2 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e) Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- f) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Floodplains

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

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

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) No natural watercourses exist onsite. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b) The proposed four (4) lot subdivision of 23.2 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c) Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d) The project site will not make changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

24. Land Use

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

☐ ☒ ☐ ☐

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

☐ ☐ ☐ ☒

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed four (4) lot subdivision of 23.2 gross acres is consistent with the project site's proposed Rural: Rural Residential (5 acre minimum) General Plan Land Use Designation. The project currently has a Land Use Designation of Rural: Rural Mountainous (10 Acre Minimum) assigned under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater, however, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Planning

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

☐ ☐ ☒ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

d) Be consistent with the land use designations and

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

- a) The project's existing zone is Rural Residential (R-R). The proposed zone is Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed four (4) lot subdivision of 23.2 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-A-5 zoning classification.
- b) The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed four (4) lot subdivision of 23.2 gross acres with a minimum lot size of five (5) gross acres is consistent with the surrounding zoning classifications.
- c) The project is surrounded by vacant land, as well as scattered single-family residential to the north and southwest. The proposed four (4) lot subdivision of 23.2 gross acres with a minimum lot size of five (5) gross acres is consistent with the existing and planned surrounding land use.
- d) The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed four (4) lot subdivision of 23.2 gross acres with a minimum lot size of 5 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

26. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

27. 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 project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐	☐	☐	☒
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Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. 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?

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

☐	☐	☐	☒
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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?

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

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

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed four (4) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

32. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐	☐	☒	☐
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
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)?	☐	☐	☒	☐

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

Findings of Fact:

- a) The proposed development is for the subdivision of 23.2 gross acres into four (4) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

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:

33. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.14).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

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Source: RCIP

Findings of Fact: 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 will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.16)

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

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Source: Hemet Unified School District correspondence, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Libraries

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.14)

Additionally, the project will not 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

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Source: RCIP

Findings of Fact: The proposed four (4) lot subdivision of 23.2 gross acres with a minimum lot size of 5 gross acres would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

38. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facility would occur or be accelerated?				
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 four (4) lot subdivision of 23.2 gross acres with a minimum lot size of 5 gross acres is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) All projects are required to pay parks and recreation fees to the Valley-Wide Parks and Recreation or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (50.Planning.8), (90.Planning.6). Since this is not unique mitigation, impacts are determined to be less than significant. The project site is located within the Valley-Wide Recreation and Parks District.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Recreational Trails	☐	☐	☒	☐
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The General Plan Trails Map shows a regional trail along the west side of Sage Road. The applicant shall offer for dedication to the County of Riverside a 20 foot wide easement for trails purposes. (50.PARKS.01) (50.PLANNING.09)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
40. 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?	☐	☐	☒	☐

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

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

- a) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed general plan amendment and subdivision will allow for (3) residential lots, contributing an additional 30 trips per day generated from the project site. The project's only access point is along Sage Road, classified as a two lane Mountain Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" two lane Mountain Arterial as having 12,900 average daily trips (ADT). As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed general plan amendment and subdivision will allow for three (3) residential lots, contributing an additional 30 trips per day generated from the project site. The project's only access point is along Sage Road, categorized as a two lane Mountain Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" two lane mountain highway as having 12,900 average daily trips (ADT). Given that the scope of work for the proposed project is relatively small, the scale of the project's additional 30 ADT will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Bike Trails

☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The General Plan Trails Map shows a regional trail along the west side of Sage Road. The applicant shall offer for dedication to the County of Riverside a 20 foot wide easement for trails purposes. (50.PARKS.01) (50.PLANNING.09).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

42. Water

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

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

☐	☐	☒	☐
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Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

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
43. 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

a-b) This project will require the installation of septic tanks and leach lines. However, the installation of four septic tanks will not cause significant environmental effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. 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-b) This project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP, Utility Purvey Agency Letters

Findings of Fact: a) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

46. Other:	☐	☐	☐	☐
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Source: Staff review

Findings of Fact: No other potential impacts were identified

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively	☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Riverside County Integrated Project, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Multi Species Habitat Conservation Plan (MSHCP), prepared by Dudek & Associates, June 2003.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP EIR/EIS CEQ 020463, Prepared by Dudek & Associates/ LSA Associates, June 2003.

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

"General Biological Assessment," prepared by Jeff Kid, June 5, 2005.

PD-A 4514: "A Phase I Cultural Assessment of TPM30038," prepared by Cultural Resources Consultant, June 2008.

County Geologic Report (GEO) No. 2005: "Geotechnical Investigation, Tentative Parcel Map No. 30038, 23.20-Acre Property, Sage Road, Riverside County, California, Project No. 0703-13-02", prepared by La Cresta Geotechnical, Inc. dated February 24, 2008.

In addition, the following reports, prepared by La Cresta Geotechnical, were submitted for this project:

"County Geologic Report No. 2005, Response to Comments, Transmitted by TLMA - Planning, June 4, 2008", dated August 22, 2008.

"Addendum to Geotechnical Investigation, Slope Stability Evaluation, 23.20 Acre Site, Sage Road, Riverside County, California, Project No. 0703-13-02", dated August 26, 2008.

"County Geologic Report No. 2005, Response to Review Comments, Transmitted by TLMA - Planning, September 5, 2008", dated October 10, 2008.

"County Geologic Report No. 2005, Response to Review Comments, Transmitted by TLMA - Planning, December 2, 2008", dated December 30, 2008.

"Revised Addendum to Geotechnical Investigation, Slope Stability Evaluation, 23.20-Acre Property, Sage Road, Tentative Parcel Map No. 30038, Riverside County, California, Project No. 0703-13-02" dated December 31, 2008.

"Trip Generation, 8th Edition," prepared by the Institute of Transportation Engineers, dated December 2008.

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

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

Riverside, CA 92505

JH:jh

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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM30038

Parcel: 583-020-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 30038 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel No. 30038, Amended No. 2, dated 7/1/08.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule H subdivision of 23.20 gross acres into four (4) residential parcels with a minimum lot size of five (5) gross acres. 11.6 acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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PARCEL MAP Parcel Map #: PM30038

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

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

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

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

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

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PARCEL MAP Parcel Map #: PM30038

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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PARCEL MAP Parcel Map #: PM30038

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10. GENERAL CONDITIONS

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT

RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Onsite Wastewater Treatment Systems (septic systems) for proposed parcels 1-3 per the Perculation Test Study performed by La Cresta Geotechnical Inc. (Project No. 0703-13-01) dated March 2, 2007.

The disposal fields for each of the systems shall be located in the area where the soils testing occurred. Should there be deviations from the designs of the systems or if grading impacts the proposed system locations, additional testing may be required.

Please be aware that in accordance with Assembly Bill 885,

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PARCEL MAP Parcel Map #: PM30038

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10. GENERAL CONDITIONS

10.E HEALTH. 1 MAP PERC RPT INFO (cont.)

RECOMMND

the State Water Resources Control Board will be adopting in the near future , regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 30038 is a proposal to subdivide 21.34-acres into 4 parcels in the Sage/Aguanga area. The site is located on the east side of Sage Road, north of Highway 79.

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3

MAP - GEO02005

RECOMMND

County Geologic Report (GEO) No. 2005, submitted for this project (PM30038) was prepared by La Cresta Geotechnical, Inc. and is entitled: "Geotechnical Investigation, Tentative Parcel Map No. 30038, 23.20-Acre Property, Sage Road, Riverside County, California, Project No. 0703-13-02", dated February 24, 2008. In addition, the following reports, prepared by La Cresta Geotechnical, were submitted for this project:

"County Geologic Report No. 2005, Response to Comments, Transmitted by TLMA - Planning, June 4, 2008", dated August 22, 2008.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02005 (cont.)

RECOMMND

"Addendum to Geotechnical Investigation, Slope Stability Evaluation, 23.20 Acre Site, Sage Road, Riverside County, California, Project No. 0703-13-02", dated August 26, 2008.

"County Geologic Report No. 2005, Response to Review Comments, Transmitted by TLMA - Planning, September 5, 2008", dated October 10, 2008.

"County Geologic Report No. 2005, Response to Review Comments, Transmitted by TLMA - Planning, December 2, 2008", dated December 30, 2008.

"Revised Addendum to Geotechnical Investigation, Slope Stability Evaluation, 23.20-Acre Property, Sage Road, Tentative Parcel Map No. 30038, Riverside County, California, Project No. 0703-13-02" dated December 31, 2008.

These additional reports are now considered part of GEO 2005.

GEO No. 2005 concluded:

1.Undocumented fill, topsoil, colluvium, alluvium and the upper weathered, loose Temecula Arkose bedrock present on this site are not considered suitable to provide structural support in their present condition and will require removal, moisture conditioning and recompaction during grading.

2.The potential for this site to be affected by liquefaction is considered low due to the shallow depth to bedrock and the lack of shallow groundwater.

3.Based on site mapping, aerial photo review and literature research there is evidence of active faulting crossing this site. Trenching to accurately locate these features was performed and a fault setback has been established to preclude construction over the mapped feature. All the proposed building pad areas have been shown to be free of faulting in the future building areas. Therefore the potential for the building pad areas to be affected by surface fault rupture is considered low.

4.With the exception of strong seismic shaking, the potential for this site to be affected by other secondary

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO02005 (cont.) (cont.)

RECOMMND

seismic hazards such as seiche/tsunami, seismically induced landsliding or subsidence, ground lurching, or seismically induced flooding is considered low.

GEO No. 2005 recommended:

1.Undocumented fill, topsoil, colluvium, alluvium and the upper weathered, loose bedrock should be removed to expose competent, dense formational bedrock. All removal areas for the future building pads should be observed by the geotechnical consultant to verify that they are free of indications of faulting. The approved removal bottoms should have an in-place dry density of at least 85% as determined by ASTM D 1557-91. The approved removal bottoms should be scarified, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

2.The removed soils may be reused as fill soils provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in thin lifts, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-91 and verified by field density testing.

3.All fill slopes should include an equipment width keyway incorporating a back drain (sub-drain) located at the heel of the keyway. In addition, all fill slopes should be over-built a minimum of three feet and cut back to the compacted core or alternatively, built to design grade and compacted by backrolling, during construction, at vertical intervals not exceeding four feet, and track walked upon completion such that the soil is uniformly compacted to a minimum of 90% of the maximum dry density to the slope face.

4.This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02005 (cont.) (cont.) (cont.) RECOMMND

5.The finished building pads should be tested for expansive soils subsequent to the completion of grading to confirm the expansion potential of the fill soils for structural design purposes.

GEO No. 2005 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2005 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this site, as described elsewhere in this conditions set, relative to the fault rupture potential.

10.PLANNING. 4 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. 5 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No.

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - LC LANDSCAPE MAINTENANCE (cont.) RECOMMND

859 and the County of Riverside Guide to California
Friendly Landscaping.

10.PLANNING. 11 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 12 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 15 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the
land divider/permit holder shall comply with all of the
applicable requirements of the National Pollution Discharge
Elimination System (NPDES) and shall conform to NPDES Best
Management Practices for Stormwater Pollution Prevention
Plans during the life of this permit.

10.PLANNING. 16 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 17 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 18 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

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10.PLANNING. 19 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. 20 MAP - EXISTING SECOND UNITS

RECOMMND

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

From ordinance 348:

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

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

10.PLANNING. 21 MAP - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LANDSCP/IRRIG INSTALL INS."

10.PLANNING. 22 MAP - LC RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.

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10.PLANNING. 23 MAP - LC FRONT YARD LANDSCAPIN RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

10.PLANNING. 24 MAP - OUTHOUSE RELOCATION RECOMMND

The historic outhouse located on the subject property has been determined to retain its historical integrity in the Phase I Cultural Resources report (PD A-4514) prepared by Jean Keller, dated June 2008. The outhouse shall be relocated from its current location to protect it from anticipated future road widening or future project development. The applicant is required to submit an exhibit showing the proposed relocation location prior to issuance of a grading permit.

[RELOCATED FROM 60.PLANNING.4 PER 6/24/09 PLANNING COMMISSION]

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

No additional on-site right-of-way shall be required on Sage Road since adequate right-of-way exists, per

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10. GENERAL CONDITIONS

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

instrument No. 156615 recorded 5/16/1995.

10.TRANS. 6 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

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

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 1 MAP NO WATER SYSTEM THERE (cont.) RECOMMND
this Map.

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP CONVEYANCE RECOMMND

PRIOR TO RECORDATION OF THIS MAP THE 2 AREAS DETERMINED TO BE REQUIRED FOR CONSERVATION THROUGH HANS 601 MUST BE CONVEYED IN FEE TITLE OR THROUGH A CONSERVATION EASEMENT TO THE RCA(REGIONAL CONSERVATION AUTHORITY). THE AREAS ARE SHOWN ON THE FINAL HANS EXHIBIT DATED 10/12/2005 AND ARE 6.2 & 5.5 ACRES IN SIZE ON THE EAST & WEST SIDES OF THE PROPERTY RESPECTIVELY. THE RCA CAN BE CONTACTED AT (951)955-9700 AND WILL PROVIDE DOCUMENTATION ONCE THE EASEMENT OR CONVEYANCE IS COMPLETE.

50.EPD. 2 EPD - MSHCP GRADING RECOMMND

No impacts from grading including manufactured slopes shall occur within the conservation areas onsite and must be clearly delineated on all exhibits associated with PM30038.

50.EPD. 3 EPD - MSHCP FUEL MOD ZONES RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within the conservation areas onsite. All fuel mod zones and conservation onsite must be clearly delineated on all exhibits for PM30038.

50.EPD. 4 EPD - MSHCP BARRIERS RECOMMND

The project shall submit a fencing plan that will provide adequate separation between the developed areas and conservation areas onsite as outlined in Section 6.1.4 of the MSHCP to EPD for review prior to project approval and these barriers must be shown on all exhibits for PM30038.

FIRE DEPARTMENT

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

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA (cont.) RECOMMND

shall comply with the special construction provisions
contained in Riverside County Ordinance 787.2.

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

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

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

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

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

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

50.FIRE. 6 MAP-#98-ECS-WATER TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor
with the following note: Prior to the issuance of a
building permit, a water system for fire protection must be
provided, either: 1) a domestic water system with an
approved fire hydrant within 500' of the driveway entrance,
or 2) a private well system with a water storage tank of
sufficient size, as approved by the Riverside County Fire
Department.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2

MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

PARKS DEPARTMENT

50.PARKS. 1

MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The trails plan shall show the trail along the west side of Sage Road as shown on the Amended No. 1 map in accordance with the REMAP Area Plan.

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - ECS FAULT HAZARD

RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2005 was prepared for this project by La Cresta Geotechnical, Inc.. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 2005, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 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. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of Five (5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the _____ zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 878, and Change of Zone No. 7569 has been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 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. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a twenty foot (20') wide regional trail along the west of Sage Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 14 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 15 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. 16 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. 19 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - FEE BALANCE (cont.) RECOMMND

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

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 25 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS: 1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department. 2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2005 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 2005, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

TRANS DEPARTMENT

50.TRANS. 3 MAP - EASEMENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 21 MAP- UTILITY PLAN GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on a General Plan road, shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 22 MAP - EXISTING MAINTAINED RECOMMND

Sage Road along project boundary is a paved County maintained road designated as a Mountain Arterial Highway. The applicant shall dedicate 110 feet of full-width right-of-way and that portion of the County maintained road of Sage outside of the current dedicated right-of-way.

NOTE: 1. Proposed trail easement mentioned in condition 50.PARKS.1 shall be adjacent to dedicated right-of-way and existing maintained road.

2. Lot accesses for parcel 3 and parcel 4 shall be only from the 40' wide by 40' deep reciprocal access easement.

50.TRANS. 23 MAP-RECIPROCAL ACCESS EASEMENT RECOMMND

A 40' x 40' reciprocal access easement shall be dedicated and recorded to provide access for parcel 3 and parcel 4 and to be shared equally on both sides of the proposed parcel line adjacent to and between parcel 3 and parcel 4.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

60.BS GRADE. 2

MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 3

MAP-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 4

MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP CONVEYANCE

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT ON THIS PROPERTY THE GRADING PLAN MUST SHOW THAT THE 2 AREAS REQUIRED FOR CONSERVATION PER HANS 601 SHALL NOT BE IMPACTED AND IT MUST BE DOCUMENTED THAT THESE AREAS HAVE BEEN CONVEYED IN FEE TITLE OR THROUGH A CONSERVATION EASEMENT TO THE RCA (REGIONAL CONSERVATION AUTHORITY). THESE AREAS ARE SHOWN ON THE FINAL HANS EXHIBIT DATED 10/12/2005 AND ARE 6.2 ACRES AND 5.5 ACRES RESPECTIVELY IN THE EAST AND WEST OF THE SITE. THE RCA CAN BE CONTACTED AT (951) 955-9700 AND

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Parcel: 583-020-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MSHCP CONVEYANCE (cont.) RECOMMND

SHALL PROVIDE DOCUMENTATION ONCE THE CONVEYANCE IS COMPLETE.

60.EPD. 2 EPD -GRADING RESTRICTIONS RECOMMND

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall VISIT the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAILS PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all grading, topography, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscpaing.

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED RECOMMND

The historic outhouse documented on the subject property is requiried to be relocated elsewhere on the property. During its relocation and any grading in the original location, focused archaeological monitoring

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Parcel: 583-020-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

shall be required. A County-registered archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider, or his/her successors or anyone conducting road widening affecting this parcel for archaeological monitoring and data recovery on the historic outhouse. A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for the focused monitoring, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. A Phase IV ARchaeological Monitoring Report shall be submitted prior to issuance of final inspection. Curation of any historic artifacts receoverd shall be with an acceptable curation facility.

60.PLANNING. 4

MAP - OUTHOUSE RELOCATION

DELETED

The historic outhouse located on the subject property has been determined to retain its historical integrity in teh Phase I Cultural Resources report (PD A-4514) prepared by Jean Keller, dated June 2008. The outhouse shall be relocated from its current location to protect it from anticiapted furture road widening or future project development. The applicant is required to submit an exhibit showing the proposed relocation location prior to issuance of a grading permit.

60.PLANNING. 5

MAP - NATIVE AM. MONITORING

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land

PARCEL MAP Parcel Map #: PM30038

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - NATIVE AM. MONITORING (cont.) RECOMMND

divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

60.PLANNING. 7 MAP - CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

60.PLANNING. 9 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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. 12 MAP - GRADING & BRUSHING AREA RECOMMND

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

60.PLANNING. 14 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of 50% percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 15 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to parcel numbers one (1) and two (2) as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 17 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.

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PARCEL MAP Parcel Map #: PM30038

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 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 23.2 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 24 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. 25 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. 27 MAP - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - NPDES COMPLIANCE (2) (cont.) RECOMMND

complied with the current County requirements regarding the
NPDES Construction General Permit.

60.PLANNING. 30 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan
Amendment No. 878and Change of Zone No. 7569 have been
approvd and adopted by the Board of Supervisors and have
been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE SEPTIC PLANS RECOMMND

A set of three detailed, contoured plans drawn to scale (1"
= 20') of the proposed Onsite Wastewater Treatment System
for each parcel shall be submitted to the Department of
Environmental Health. These plans shall indicate the
locations of all wells within 200 feet of the proposed
location of each system, the building floor plan/plumbing
schedule to ensure the correct septic tank sizing and the
proposed design of each system.

plans drawn to scale (1" = 20') of the proposed Onsite
Wastewater Treatment System for each parcel shall be
submitted to the Department of Environmental Health. These
plans shall indicate the locations of all wells within 200
feet of the proposed location of each system, the building
floor plan/plumbing schedule to ensure the correct septic
tank sizing and the proposed design of each system.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP GRADING RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure no grading or fuel mod clearance for fire has ocured within any conservation or other biolocially constrained areas.

FIRE DEPARTMENT

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 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.

80.PLANNING. 11 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and

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PARCEL MAP Parcel Map #: PM30038

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 12

MAP - LC LANDSCAPE INSPECTION DEPOST

RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity (to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated.

EPD DEPARTMENT

90.EPD. 1 EPD -MSHCP LIGHTING & BARRIERS

RECOMMND

Prior to final inspection EPD shall visit the site to ensure proper shielding has been utilized or lightin has been directed away from adjacent conservation areas. EPD shall also ensure that proper barriers have been installed to separate developed areas from conservation onsite.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) CD copies of the certified Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 4 MAP - FENCE REQUIRED

RECOMMND

The land divider/permit holder shall construct shall construct fencing along the limit of HANS conservation. Fencing shall be constructed of white vinyl split-rail and shall be in conformance with contiguous parcels. The required fence shall be subject to the approval of the County Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District.

90.PLANNING. 8

MAP - SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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 23.2 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9

MAP - LC LNDSCP/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 MAP - LC LNDSCP/IRRIG INSTALL (cont.) RECOMMND

Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 10 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - UTILITY INSTALL GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on General Plan road, shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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

DATE: March 7, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

TENTATIVE PARCEL MAP NO. 30038, AMENDED NO. 1- EA41557 - Applicant: Harold Tyler/ Patricia Beall - Engineer/Representative: Southland Engineering - Third Supervisorial District - Aguanga Zoning Area - Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum) Rural Village Study Area (RVSA) - Location: Approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road - 23.20 Gross Acres - Zoning: Rural Residential (R-R) **REQUEST:** Proposed is a schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a five acre minimum lot size - APN(s): 583-020-014, 538-020-035 - Related Case(s): GPA00833, CZ07569

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 3, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 9, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Waste Management Dept.
Valley-Wide Recreation & Parks Dist.
Supervisor Stone

Commissioner Petty
Hemet Unified School Dist.
SCE
Southern California Gas
Caltrans Dist. #8
RWQCB-Santa Ana
South Coast Air Quality Management Dist
EIC "Attachment A"
Native American Tribe
North Shore Community Council
Pechanga Indian Tribe
Ramona Tribe
Cahuilla Tribe

GENERAL PLAN AMENDMENT NO. 878, CHANGE OF ZONE NO. 7569 AND TENTATIVE PARCEL MAP NO. 30038 – EA41557 – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural: Rural Mountainous (R:RM), Rural Village Study Area (RVSA) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** Applicant proposes a general plan amendment from Rural: Rural Mountainous (R:RM) to Rural: Rural Residential (R:RR). Applicants also propose a change of zone classification from Rural Residential (R-R) to Residential Agricultural – 5 Gross Acre Minimum (R-A-5). The proposal is a Schedule H subdivision of 21.34 Gross Acres into four (4) residential parcels with a five acre minimum lot size – APN(s): 583-020-014, 538-020-035 – Related Case(s): PAR 00571, HANS 601

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on November 1, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Este bar**, Project Planner, at (951) 955-4641 or email at sesteyba@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 1, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

TENTATIVE PARCEL MAP NO. 30038, AMENDED NO. 2- EA41557 - Applicant: Harold Tyler/ Patricia Beall - Engineer/Representative: Southland Engineering - Third Supervisorial District - Aguanga Zoning Area - REMAP: Rural: Rural Mountainous (R:RR) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) - Location: Approximately 2000 feet Northerly of State Highway 79 and Bisected by Sage Road - 23.20 Gross Acres - Zoning: Rural Residential (R-R) **REQUEST:** The tentative map proposes a Schedule H subdivision of 23.20 Gross Acres into four (4) residential parcels with a five (5) acre minimum lot size - APN(s): 583-020-014, 538-020-035 - Related Case(s): GPA00833, CZ07569

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 24, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

PARCEL MAP NO. 30038

1. Developer is required to ***pay Quimby (park) fees*** on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements.

A handwritten signature in black ink, appearing to read 'Sam', written over a horizontal line.

Samuel W. Goepp, General Manager

October 13, 2007

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 653-5390
Web Site www.nahc.ca.gov
e-mail: da_nahc@pacbell.net



May 12, 2008

Mr. Jeff Horn
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
4080 Lennon Street, 9th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157
Number of pages: 2

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4 and 65562.5) and
Sacred Lands File Search for Project- General Plan Amendment No. 878; TTM No. 30038;
Diamond Valley Area, Riverside County, California

Dear Mr. Horn:

Government Code §§ 65352.3, 65352.4 and 65562.5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested project boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916/653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Tribal Consultation List

**Native American Tribal Consultation List
Riverside County
May 12, 2008**

Cahuilla Band of Indians
Anthony Madrigal, Jr., Chairperson
P.O. Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road Cahuilla
Banning, CA 92220 Serrano
Robert_Martin@morongo.org
(951) 849-8807
(951) 755-5200

San Manuel Band of Mission Indians
James Ramos, Chairperson
26569 Community Center Drive Serrano
Highland, CA 92346
(909) 864-8933
(909) 864-3724 - FAX

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA 92593
tbrown@pechanga-nsn.gov
(951) 676-2768

Luiseno
Soboba Band of ~~Mission~~ Indians
Chairperson
P.O. Box 487 Luiseno
San Jacinto, CA 92581
dhill@soboba-nsn.gov
(951) 654-2765

Serrano Nation of Indians
Goldie Walker
6588 Valaria Drive Serrano
Highland, CA 92346
(909) 862-9883

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609 Cahuilla
Hemet, CA 92546
srtribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

Ramona Band of Cahuilla Indians
Manuel Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribes.com
(951) 763-4105

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.



Western Riverside County Regional Conservation Authority

March 31, 2006

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Deputy Executive Director

David Carr
Environmental Programs Department
County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Dear Mr. Carr,

Please find the following JPR attached:

JPR 06-03-20-01. Permittee: Riverside County, HANS 601.

Thank you,

Emily Lyons
Western Riverside County Regional Conservation Authority

CC:

Doreen Stadtlander
Carlsbad Fish & Wildlife Office
6010 Hidden Valley Road
Carlsbad, CA 92009

Leslie MacNair
California Dept. of Fish and Game
3602 Inland Empire Blvd. #C220
Ontario, CA 91764



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

August 17, 2006

Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501
Attention: Ms. Lisa Merritt

Dear Ms. Merritt:

Re: EPD review for HANS No. 601
Assessor's Parcel Number(s): 583-020-014 and 583-020-035
Case Number: PAR00571, TPM30038

The MSHCP Criteria indicates that on-site conservation would be required should a development application be submitted for this property. Pursuant to our August 3, 2006 meeting to discuss the adjustment to the proposed MSHCP Conservation Area, please find the revised exhibit attached, dated August 7, 2006 that indicates the area necessary for inclusion in the MSHCP Conservation Area. Any development application must be designed so that all development (i.e. structures, infrastructure improvements, grading, detention basins, and fuel modification zones) is located outside of this area. This concludes the HANS process.

You may contact the Planning Department at (951) 955-3200, or (951) 955-6429, and proceed with the planning process for this property.

If you have any questions concerning your HANS case, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

David W. Carr
Ecological Resource Specialist

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Patricia Beal and Harold E. Tyler, Owners

We discussed the road/access easement in HANS mtg. We cannot landlock the property to the east. It was agreed, but they didn't change the map in case the easement goes away some day.

Environmental Programs Department – County of Riverside
4080 Lemon Street, 12th Floor, Riverside, California 92501 Phone: (951) 955-6097 Fax: (951) 955-8873

	Proposed	Proposed Nishio Conservation Area
	Pending	
	Development	
	Wildlife Designations	
	Roads	
	Client Call	
	Facel	

Mail Lake Quadrangle

DATE: 8-7-2006



Cartographic information and data need to be used for referenced purposes only. Map features are reproduced for use on non-proprietary products. All rights are reserved. All other rights are reserved. The County of Alameda is not responsible for any use of the information or data reproduced on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.



Ruby 2006
Sternberg, R. L., & Sternberg, D. E. (Eds.). (2006). *The handbook of psychology: Experimental psychology*. New York: Wiley.





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 26, 2007

Shelley Esteybar, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 30038
Proposal: Subdivision of 21.3 acres into four residential parcels
APNs: 583-020-014;-035

Dear Ms. Esteybar:

The Riverside County Waste Management Department has reviewed the proposed project located north of State Highway 79, south of Los Alamos Road, and northwest of Italo Street, in the Riverside Extended Mountain Area Plan (REMAP). This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross, Planner

PD#46120 v55



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

October 29, 2007

VIA E-MAIL and USPS

Shelley Esteybar
Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Preliminary Comments on General Plan Amendment 878, Change of Zone 756 and Tentative Parcel Map 30038, APNs 583-020-014 7 -035

Dear Ms. Esteybar:

Thank you for inviting us to submit general comments on this Project prior to your November 1, 2007 CPR meeting to assess environmental impacts. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

TRIBAL INTEREST

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

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

Chairperson:
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Vice Chairperson:
Mary Bear Magee

Committee Members:
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Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Stephanie Gordin

Monitor Supervisor:
Aurelia Marruffo

imperative that the County and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

The Pechanga Tribe has a long history of involvement with the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time, the Tribe is not opposed to this development Project. The Tribe's primary concerns stem from the Project's likely impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

PROJECT GENERALLY

The Tribe recommends that a thorough archaeological/cultural resources assessment be completed as part of the environmental review for this project. Additionally, assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

The Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments during the open review periods.

REQUESTED INVOLVEMENT

Since it may be likely that cultural resources will be affected by the Project, the Tribe requests to work with the County and the Developer in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. The Tribe would like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archaeological/cultural resources are to be impacted by the Project, it is the position of the Tribe

that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including all archaeological subsurface excavations.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the environmental documents for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

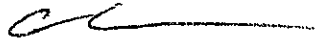
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover
Cultural Analyst

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us
56185_2

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

PM 30034

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: SHELLEY ESTEBAR

Re: Change of Zone 7569

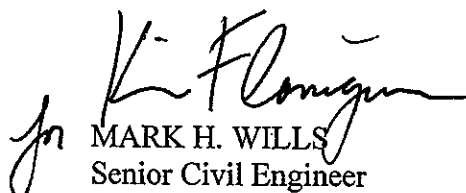
Area: AGUANGA

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to JENNIFER GALE of this office at 951.955.1612.

Very truly yours,


MARK H. WILLS
Senior Civil Engineer

DATE: Nov. 1, 2007

c:

BY FAX AND EMAIL (Att Jeff Horn: jhorn@rctlma.org.)

April 28, 2009

Planning Commission
County of Riverside
4080 Lemon Street
Riverside, CA 92501

**RE: Item 5.1 on April 29, 2009 Agenda Relating To GENERAL PLAN
AMENDMENT NO. 878 / CHANGE OF ZONE NO. 7569 / TENTATIVE
PARCEL MAP NO. 30038 (Tyler/Beall)**

Dear Commissioners:

The Endangered Habitats League, Inc., (EHL) a non-profit organization dedicated to the conservation of Southern California's biological heritage and to sustainable land use, submits the following comments on the above-referenced project. The proposed project involves a densification of the existing general plan in the project area from a minimum 10-acre lot size to 5-acre lots, and an associated tentative parcel map and zone change to create 5-acre lots near the unincorporated community of Aguanga. CEQA compliance is proposed through a mitigated negative declaration which concludes, inter alia, that direct and cumulative impacts are less than significant and not cumulatively considerable, respectively.

As we explain below, neither conclusion withstands scrutiny, precluding project approval on the basis of the record developed so far.

Air Quality

The Initial Study concludes that the project's air quality impacts—both direct and cumulative—are insignificant because the project is consistent with the County's General Plan as adopted in 2003, which in turn is consistent with the Air Quality Management Plan for the South Coast Air Basin. According to the Initial Study:

“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 August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan *in 2003*, 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.* (Initial Study at 8, emphasis added.)”

The Initial Study further states:

“Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County’s General Plan EIR (SCH 2002051143). That EIR concluded that air quality is a significant and unmitigatable impact of General Plan implementation. However, because the project is consistent with the EIR no mitigation is required.” (Initial Study at 8, emphasis added.)

The key premise underlying the above reasoning is that the project implements the General Plan as it was adopted in 2003, and therefore is consistent with the AQMP. But that is obviously not the case, as the approval sought is an *amendment* to the general plan to accommodate higher densities not analyzed as part of the EIR for the General Plan as it existed as of the 2003 adoption. As the Initial Study acknowledges:

“General Plan Amendment No. 878 proposes to amend the project site’s current Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RM) (5 Acre Minimum).” (Initial Study, at 1.)

Reliance on analysis of an *existing* general plan to support impacts resulting from an *amendment* to that plan is the height of arbitrary and irrational action, and therefore is an abuse of discretion. It does not constitute substantial evidence supporting the MND’s conclusion that the project’s direct and cumulative impacts on air quality are insignificant and not cumulatively considerable. The project therefore may not proceed to approval on this record consistent with CEQA.

Groundwater

The Initial Study checklist form correctly recognizes that a project’s direct and cumulative impacts on groundwater resources must be analyzed under CEQA. The form inquires whether the project would “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?” (Initial Study at 18.)

But then instead of presenting any *analysis* bearing on this question, the Initial Study merely *concludes* that “[t]he proposal [sic] increase of three (3) lots served by ground wells will not have a substantial deplete [sic] groundwater supplies or interfere substantially with groundwater recharge.” (Initial Study at 19.) There is no baseline information of groundwater availability. There is no evidence that any well testing was performed on nearby wells. And no information is provided regarding existing and planned land uses and the availability (or lack thereof) of groundwater supplies. In short, no substantial evidence supports the Initial Study’s proposed finding of fact relating to the project’s impacts on groundwater resources. Again, this shortcoming precludes project approval on this record consistent with CEQA.

Biology

The Initial Study concludes that impacts on biology have been mitigated to a level of insignificance based on the project's participation on the HANS process. The Initial Study states: "HANS00601 determined that the westerly 5.3 Acres and easterly 6.6 Acres shall be offered pursuant to a conservation dedication acceptable to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes and accepted by the RCA." (Initial Study at 10.)

Because the HANS analysis is not made available as part of the public review, it is impossible for a commenter to assess whether in fact impacts have been reduced to a level of insignificance. Fragmentation impacts, the quality of the preserved habitat relative to the losses, cumulative impacts, and impacts on overall reserve design are not disclosed.

As a result, it is impossible for EHL to concur with the Initial Study's proposed finding of insignificance. EHL therefore requests that, before the project is approved by the Commission, the HANS and JPR analyses be made available as part of CEQA review for the project.

Cumulative Traffic Impacts

The Initial Study purports to examine the Project's cumulative impacts on traffic, but again there is not analysis supporting its conclusion of no cumulatively considerable impacts. Indeed, there is no analysis at all. The Initial Study concludes instead that "per Transportation Department, a traffic study for the subject project is not required and [sic] has been determined that *the project is exempt from traffic study requirements*. Therefore, the proposed project will not cause an increase in traffic which is substantial . . ." (Initial Study at 29, emphasis added.)

That the project is exempt from *County* requirements is irrelevant under CEQA. CEQA independently imposes *state* law-based obligations on local governments to assess whether a project's cumulative impacts on traffic are cumulatively considerable. These assessments must be based on substantial evidence. Exemption from a County requirement, standing alone, does not constitute such evidence. Only if the County exemption is based on a determination that the project's impacts on traffic are less than cumulatively considerable without mitigation—a determination that must be reflected in the record—will exemption from County requirements support a negative declaration. That showing is absent here.

Such analysis is especially important where, as here, changes are proposed to an adopted General Plan resulting in more intense land uses not contemplated in the adoption of the circulation element or in the determination of consistency of the land use and circulation elements. Such changes, considered cumulatively, have the potential to overwhelm the circulation system. CEQA requires analysis of this possibility, and it is absent here. Approval under a negative declaration therefore cannot proceed on this record consistent with CEQA.

Riverside County Planning Commission
EHL Comments on Tyler/Beall Subdivision (GPA 878)
April 28, 2009
Page 4

In sum, the proposed Mitigated Negative Declaration for this project is riddled with legal error. It cannot proceed as proposed. EHL would like to offer its assistance in any way possible towards constructive reform of the environmental review process to facilitate processing of applications in compliance with legal mandates

Should staff or the Commission have any questions or wish to discuss the matter further, please contact the undersigned at (310) 947-1908.

Very truly yours,

Michael D. Fitts
Staff Attorney

cc: Ron Goldman
Katherine Lind, Esq.

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:

GENERAL PLAN AMENDMENT NO. 878 / CHANGE OF ZONE NO. 7569 / TENTATIVE PARCEL MAP NO. 30038

– Intent to Adopt a Mitigated Negative Declaration – Applicant: Harold Tyler/ Patricia Beall – Engineer/Representative: Southland Engineering – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Rural: Rural Residential (R:RR) (5 Acre Minimum), Rural and Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of State Highway 79, southerly of Los Alamos Road, and northwesterly of Italo Street, Sage Road intersects and divides the existing parcels north to south. – 21.34 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The general plan amendment proposes to amend a portion of the site's existing land use designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum). The change of zone proposes to change the existing zoning classification from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5). The tentative parcel map proposes a Schedule H subdivision of 21.34 Gross Acres into four (4) residential parcels with a five (5) acre minimum lot size – APN(s): 583-020-014, 538-020-035. (Legislative)

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 29, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico,
La Quinta, CA 92253

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_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:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/4/09,

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

APN (s) or case numbers Pm 30038 For

Company or Individual's Name Planning Department,

Distance buffered 600' 1600'.

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

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

NAME: Vinnie Nguyen

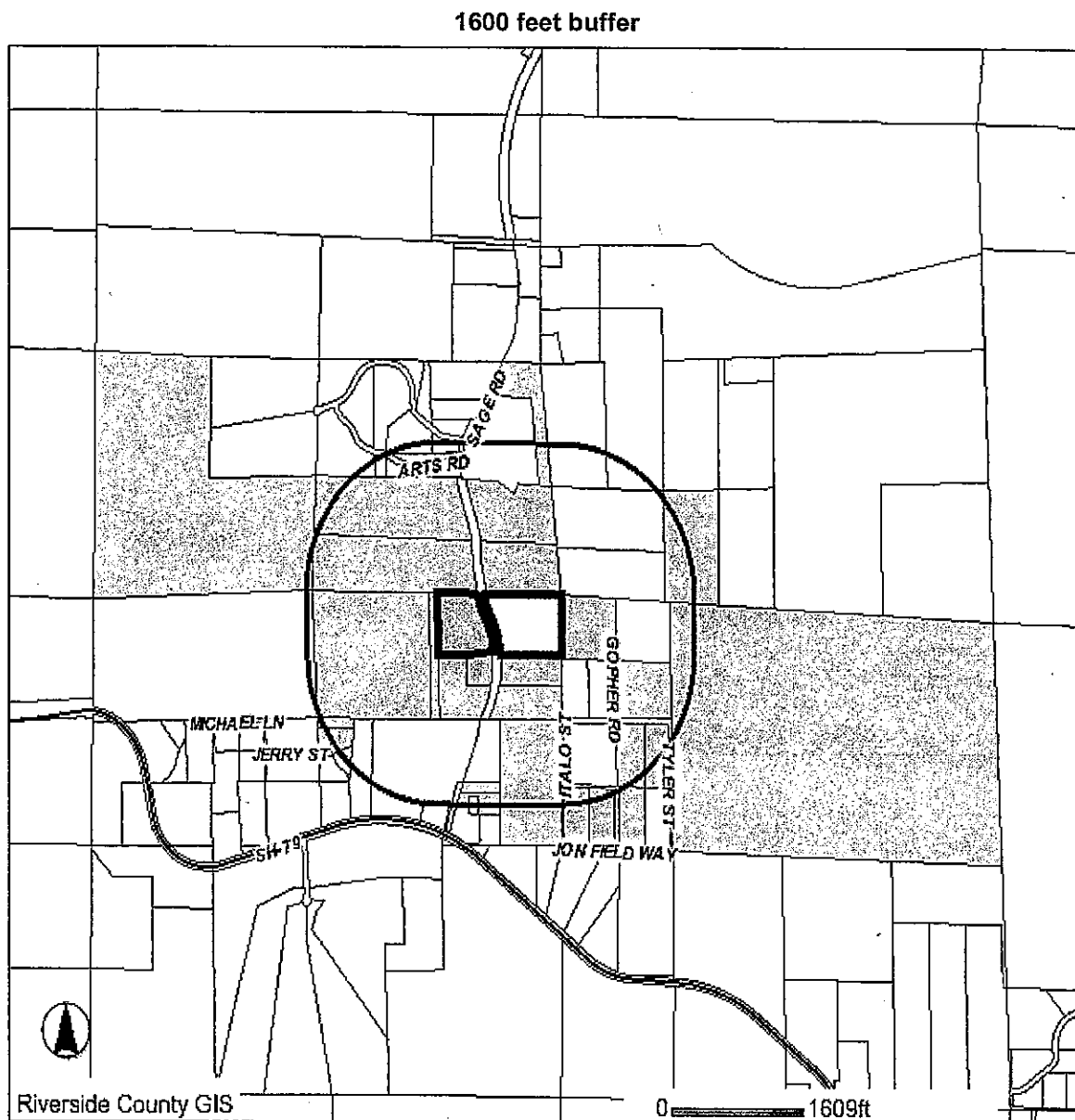
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

3-5-09 OK nl
CXP 9-4-09



Selected parcel(s):

581-160-010	581-160-011	581-160-013	581-160-015	581-160-021	581-160-022	581-180-007
583-020-012	583-020-013	583-020-014	583-020-018	583-020-019	583-020-020	583-020-034
583-030-001	583-030-012	583-030-022	583-030-023	583-030-033	583-030-034	583-050-007
583-320-001	583-320-003	583-320-006	583-320-007	583-320-009	583-320-010	583-320-011
917-290-001						

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/4/2009



APN: 581160010 ASMT: 581160010
PFI PROP
18885 EVENING BREEZE CIR
HUNTINGTON BEACH CA 92648

APN: 581160011 ASMT: 581160011
IRMA DELL ANDERSON
P O BOX 550
AGUANGA CA 92536

APN: 581160013 ASMT: 581160013
ABEL MORALES
ORLANDO MORALES
34235 LEON RD
WINCHESTER CA 92596

APN: 581160015 ASMT: 581160015
HOMER N HARRIS
DOLORES G HARRIS
44444 SAGE RD
AGUANGA CA 92536

APN: 581160021 ASMT: 581160021
PAUL JOSEPH GONZALEZ
41820 MARWOOD CIR
TEMECULA CA 92591

APN: 581160022 ASMT: 581160022
LESLIE K HARRIS
JEANNETTE M HARRIS
44700 SAGE RD H
AGUANGA CA 92536

APN: 581180007 ASMT: 581180007
WILLIAM HARRY CURRY
MARGARET ANDERSON CURRY
7859 SW AGATA DR
LAKEWOOD WA 98498

APN: 583020012 ASMT: 583020012
CAROL G GRIFFITHS
MARY R BRYAN
ROBERT F LAY
FRANCES M LAY
P O BOX 662
DOWNEY CA 90241

APN: 583020013 ASMT: 583020013
RENE G CARRILLO
YOLANDA T CARRILLO
45125 SAGE RD
AGUANGA CA. 92536

APN: 583020014 ASMT: 583020014
HAROLD E TYLER
PATRICIA BEALL
45120 SAGE RD
AGUANGA CA 92536

APN: 583020018 ASMT: 583020018
GALEN DENNIS QUAM
CHRISOULA CATHERINE QUAM
C/O GALEN D QUAM
17914 EL MINERAL RD
PERRIS CA 92570

APN: 583020019 ASMT: 583020019
BEHROUZ HEKMATNIA
45491 SAGE RD
AGUANGA CA. 92536

APN: 583020020 ASMT: 583020020
KELLY BECKER
P O BOX 892654
TEMECULA CA 92589

APN: 583020034 ASMT: 583020034
PAUL H SCHADEN
EVELYN T SCHADEN
254 CALLE LA PALOMA
FALLBROOK CA 92028



APN: 583030001 ASMT: 583030001
EDWARD J GONET
JUDITH A GONET
P O BOX 532
COTTAGE GROVE OR 97424

APN: 583030012 ASMT: 583030012
PAUL S SCHADEN
EVELYN T SCHADEN
254 CALLE DE LA PALOMA
FALLBROOK CA 92028

APN: 583030022 ASMT: 583030022
WALTER PETRI
BARBARA PETRI
42500 SAGE RD
HEMET CA 92544

APN: 583030023 ASMT: 583030023
NATALIE M KELLY
1253 N EVERGREEN ST
ANAHEIM CA 92805

APN: 583030033 ASMT: 583030033
TRIMBLE GEORGE W ESTATE OF
JUNE E LAWVER
C/O BARBARA WAYSACK
652 PARNEVIK DR
HEMET CA 92545

APN: 583030034 ASMT: 583030034
JOHN C CRITTENDEN
LINDA S CRITTENDEN
30945 SAWGRASS CT
TEMECULA CA 92592

APN: 583050007 ASMT: 583050007
WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 583320001 ASMT: 583320001
JASON A HAYES
ERIN E HAYES
41679 CROWN CANYON CT
MURRIETA CA 92562

APN: 583320003 ASMT: 583320003
PHILLIP F RAMIREZ
ROCHELLE A RAMIREZ
P O BOX 331
AGUANGA CA 92536

APN: 583320006 ASMT: 583320006
PHILLIP RAMIREZ
ROCHELLE RAMIREZ
P O BOX 331
AGUANGA CA 92536

APN: 583320007 ASMT: 583320007
JAMES J BISBOCCI
DENESE BISBOCCI
43105 TYLER ST
AGUANGA CA. 92536

APN: 583320009 ASMT: 583320009
STEVE WILLIAM FORST
PATRICIA DOEHR FORST
P O BOX 2105
TEMECULA CA 92589

APN: 583320010 ASMT: 583320010
LEO P CASTONGUAY
SANDRA K CASTONGUAY
14152 PURDY ST
WESTINSTER CA 92683

APN: 583320011 ASMT: 583320011
ROBERT L SMART
43101 LAURIE ANN LN
AGUANGA CA. 92536



APN: 917290001 ASMT: 917290001
ROBERT YANIK
39 CLOUDS PT
IRVINE CA 92603

Harold Tyler
P.O. Box 307
Aguanga, CA 92536

Patricia Beall
P.O. Box 317
Aguanga, CA 92536

Southland Engineering
2200 Business Way
Suite 100
Riverside, CA 92501

Harold Tyler
P.O. Box 307
Aguanga, CA 92536

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P.O. Box 317
Aguanga, CA 92536

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Aguanga, CA 92536

Patricia Beall
P.O. Box 317
Aguanga, CA 92536

Southland Engineering
2200 Business Way
Suite 100
Riverside, CA 92501

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

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

Native American Heritage Commission
915 Capitol Mall, Rm 364
Sacramento, CA 95814-4801

North Shore Improvement Assoc.
P.O. Box 3396
North Shore, CA 92254

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

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

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

Santa Rosa
Band of Cahuilla Mission Indians
325 N. Western St.
Hemet, CA 92343

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

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

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0714109

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

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

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

Received from: TYLER HAROLD/BEALL PATRICIA \$64.00
paid by: CK 1080
CALIFORNIA FISH AND GAME FOR EA41557
paid towards: CFG04902 CALIF FISH & GAME: DOC FEE
at parcel: 45120 SAGE RD AGUA
appl type: CFG3

By _____ Sep 13, 2007 15:07
MBRASWEL posting date Sep 13, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0900873

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

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

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

Received from: TYLER HAROLD/BEALL PATRICIA \$1,993.00
paid by: CK 1202
CALIFORNIA FISH AND GAME FOR EA41557
paid towards: CFG04902 CALIF FISH & GAME: DOC FEE
at parcel: 45120 SAGE RD AGUA
appl type: CFG3

By _____ Jan 21, 2009 10:59
SBROSTRO posting date Jan 21, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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