

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 9, 2009

SUBJECT: CHANGE OF ZONE NO. 6986 AND TENTATIVE PARCEL MAP NO. 31302 –
(Mitigated Negative Declaration) – Applicant: Alpine Armoring Inc – Engineer/Representative:
Ault Engineering Inc. – First Supervisorial District - Rancho California Zoning Area – Southwest
Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum), Santa Rosa/De Luz Policy
Area (5 Acre Minimum) – Location: northerly of Tenaja Road and westerly of Calle Corriente –
20.39 Gross Acres - Zoning: Residential Agriculture 20 Acre Minimum (R-A-20) – **REQUEST:**
The Change of Zone proposes a change from Residential Agricultural 20 Acre Minimum (R-A-
20) to Residential Agricultural 5 Acre Minimum (R-A-5). The Tentative Parcel Map proposes a
Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum
parcel size of five (5) acres. - APN: 932-280-007

RECOMMENDED MOTION:

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT
NO. 39614**, 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 CHANGE OF ZONE NO. 6986, amending the zoning classification for the subject
property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural –
5 Acre Minimum (R-A-5), in accordance with Exhibit# 3; Subject to Ordinance Adoption by the
Board of Supervisors,

APPROVED of **TENTATIVE PARCEL MAP NO. 31302**, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

ASR
9/9/09

**PLANNING COMMISSION
MINUTE ORDER AUGUST 19, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.9: CHANGE OF ZONE NO. 6986 / TENTATIVE PARCEL MAP NO. 31302 –**
Intent to Adopt a Mitigated Declaration – Applicant: Alpine Armoring Inc – Engineer/Representative: Ault Engineering Inc. – First Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum), Santa Rosa/De Luz Policy Area (5 Acre Minimum) – Location: Northerly of Tenaja Road and westerly of Calle Corriente – 20.39 Gross Acres - Zoning: Residential Agriculture 20 Acre Minimum (R-A-20) – APN: 932-280-007. (Legislative)

II. PROJECT DESCRIPTION

The Change of Zone proposes a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). The Tentative Parcel Map proposes a Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org.

The following spoke in favor of the subject proposal:

Mike Dunn, Applicant, 3520 Cadillac Ave. Ste. B., Costa Mesa, California 92626

No one spoke in 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;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39614, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6986, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 31302, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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.: 7.9
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: August 19, 2009

Change of Zone No. 6986
Tentative Parcel Map No. 31302
E.A. Number: 39614
Applicant: Alpine Armoring
Engineer/Rep.: Ault Eng.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 6986 proposes to change the zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 31302 is a Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

The project is located within the Southwest Area Plan; more specifically it is northerly of Tenaja Road and westerly of Calle Corriente. Additionally, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided access, slope and soil conditions are met.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural – 20 Acre Minimum (R-A-20) |
| 4. Proposed Zoning (Ex. #3): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural – 5 Acre Minimum (R-A-5) to the west, Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and east, Rural Residential (R-R) to the south. |
| 6. Existing Land Use (Ex. #1): | Vacant land |
| 7. Surrounding Land Use (Ex. #1): | Vacant land to the north, south, and west, large-lot, single-family home and vacant land to the east |
| 8. Project Data: | Total Acreage: 20.39 gross acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 5 acres
Schedule: H |
| 9. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39614**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

RM
7.10.09

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6986**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 31302**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is not in conformance with the Rural: Rural Mountainous (RM) (10 Acre Minimum) Land Use Designation; however, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met. This project is in conformance with these additional requirements and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (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 is designated Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Southwest Area Plan.
2. Residential parcels with a minimum of five (5) acres, is a permitted use in the Rural: Rural Mountainous (RM) (10 Acre Minimum) designation in conjunction with the Santa Rosa Plateau/De Luz Policy area.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west.
4. The existing zoning for the subject site is Residential Agricultural – 20 Acre Minimum (R-A-20).
5. The project proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

6. The proposed subdivision of 20.39 gross acres into four (4) residential parcels with a minimum of five (5) acres is permitted subject to approval of a tentative parcel map, in the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification, and in conjunction with the Santa Rosa Plateau/De Luz Policy area.
7. The proposed subdivision is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the west, Residential Agricultural – 10 Acre Minimum (R-A-10) to the north, and east, and Rural residential (R-R) to the south.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 39614 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Biological Resources
 - c. Geology/Soils
 - d. Hazards
 - e. Hydrology

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephen's kangaroo rat fee area;
 - d. A Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell;
 - e. An agricultural preserve;
 - f. An airport influence area or compatibility zone;
 - g. A redevelopment area;
 - h. A mapped area of potential for liquefaction;
 - i. A fault zone; or,
 - j. A community service area.
3. The project site is located within:
 - a. The boundaries of the Southwest Area Plan;
 - b. The San Juan Watershed;
 - c. The Santa Rosa Plateau/ De Luz Policy Area; and,
 - d. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 932-280-007.
5. This project was filed with the Planning Department on 6/02/04

6. This project was reviewed by the Land Development Committee 4 times on the following dates 6/30/04, 4/19/06, 12/27/06, and 3/5/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$29,000.

Supervisor Buster
District 1

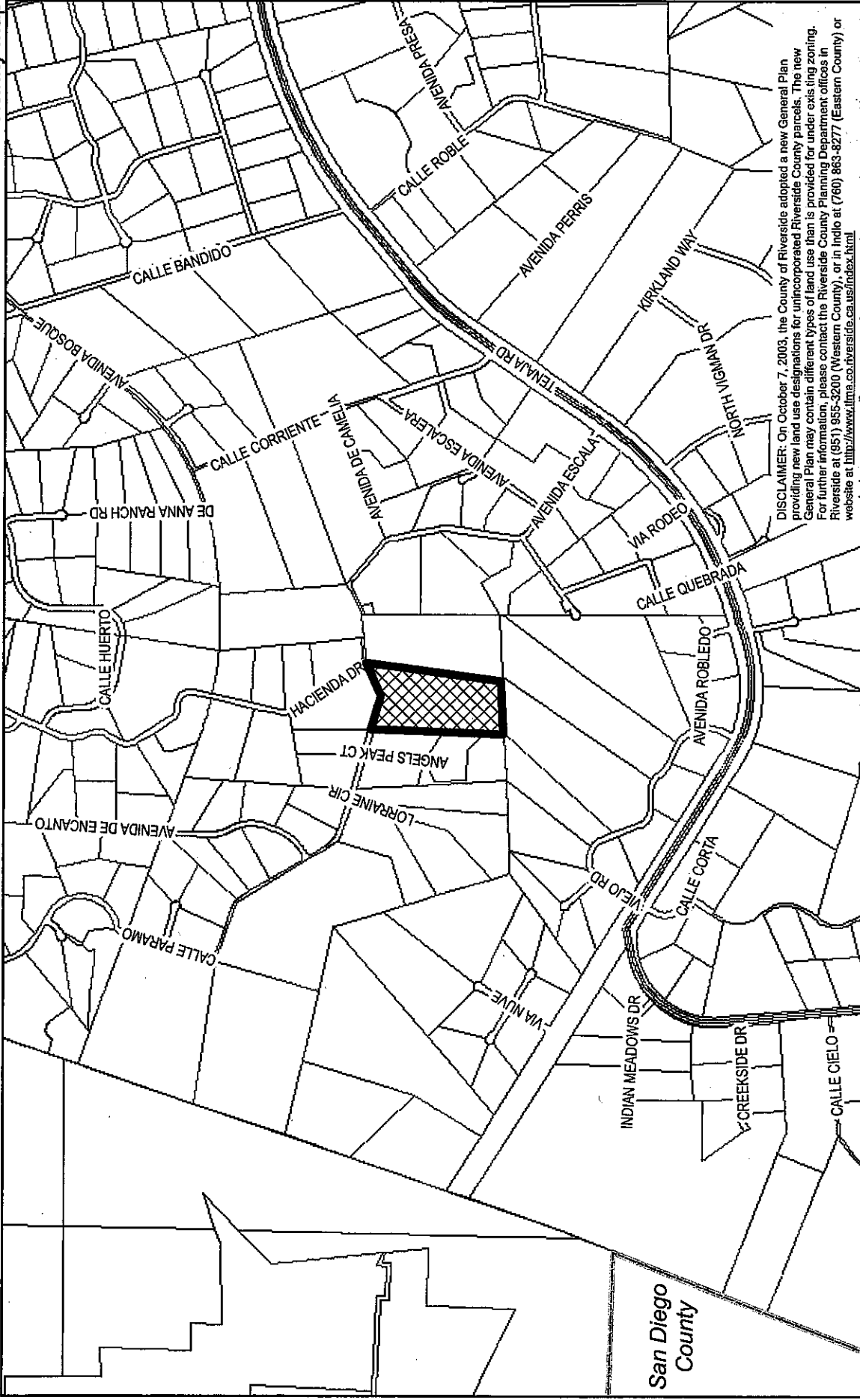
Date Drawn: 3/10/09

CZ06986 PM31302

VICINITY MAP

Planner: Matt Straite
Date: 5/13/09

Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR5W
Section : 36

Assessors
Bk. Pg. 932-28
Thomas
Bros. Pg. 956 C6



Supervisor: Buster
District: 1
Date Drawn: 3/9/09

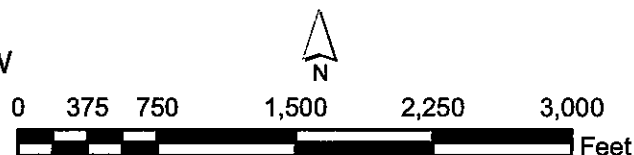
CZ06986 PM31302
DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 5/13/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR5W
Section: 36



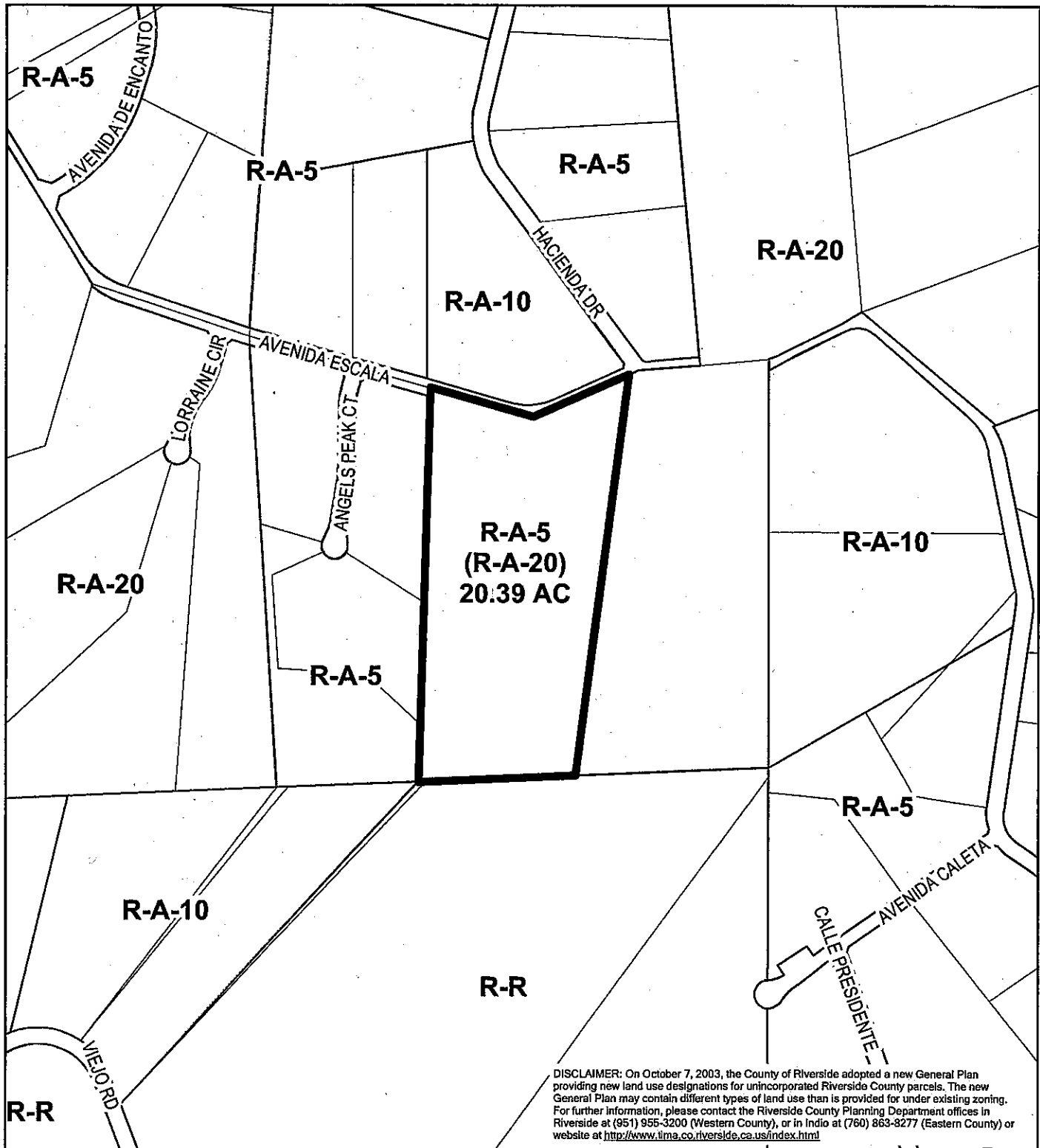
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Bk. Pg. 932-28
Thomas
Bros. Pg. 956 C6



Supervisor Buster
District 1
Date Drawn: 3/10/09

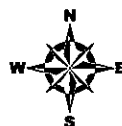
CZ06986 PM31302
PROPOSED ZONING

Planner: Matt Straite
Date: 5/13/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR5W
Section : 36



0 315 630 1,260 1,890
Feet

Assessors
Bk. Pg. 932-28
Thomas
Bros. Pg. 956 C6

Supervisor: Buster
District 1
Date Drawn: 3/10/09

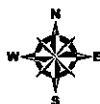
CZ06986 PM31302
Existing General Plan

Planner: Matt Straite
Date: 5/13/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR5W
Section: 36



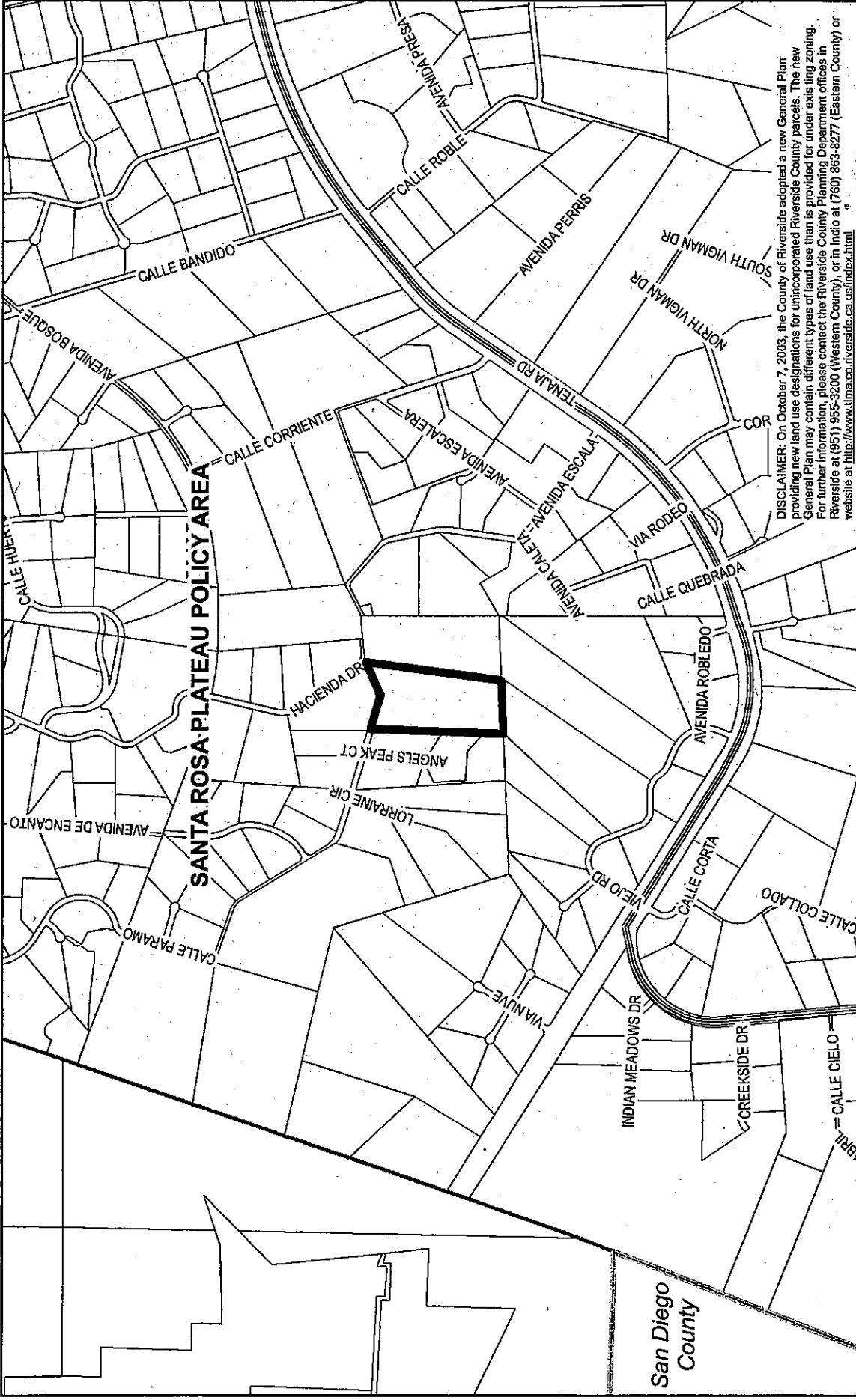
Assessors
Bk. Pg. 932-28
Thomas
Bros. Pg. 956 C6

Supervisor Buster
District 1
Date Drawn: 3/10/09

CZ06986 PM31302

Planner: Matt Straite
Date: 5/13/09
Exhibit 8

POLICY AREAS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR5W
Section : 36

Assessors
Bk. Pg. 932-28
Thomas
Bros. Pg. 956 C6



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39614
Project Case Type (s) and Number(s): Parcel Map 31302, Change of Zone 6986
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: 951-955-8631
Applicant's Name: Alpine Armoring Inc.
Applicant's Address: P.O. Box 9293, Rancho Santé Fe CA. 92067

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 6986 proposes to change the zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 31302 is a Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

The project consists of the tentative map and project conditions of approval imposed by the County of Riverside.

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

C. Total Project Area: 20.39 Gross Acres

Residential Acres: 20.39	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 932-280-007

E. Street References: The project site is located south of Avenida Escala, north of Tenaja Road and west of Avenida Escala.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 6 Township 8 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: This project is located in the Southwest Area of the Riverside County Integrated Plan. More specifically the project is located in the Santa Rosa Plateau/De Luz policy area. The proposed project site is vacant, as well as the surrounding land. This area has historical supported agricultural cultivation, and has been recently transitioning to estate residential uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is located in the Southwest Area Plan of the RCIP. The Land Use Designation is Rural: Rural Mountainous (R:RM) General Plan Designation and the project is in the Santa Rosa/De Luz Policy Area. The project adheres to the land use policies of the General Plan including density, slope characteristics, and access.
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan.
3. **Multipurpose Open Space:** The project implements OS 9.4 to conserve the oak tree resources in the County. The project avoids watercourses, and floodplains.
4. **Safety:** The project is located in a high fire area, and has been reviewed through coordination between the Fire Department and the Transportation Land Management Agency (S 5.6), and will implement current fire safety standards (S 5.1).
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

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

C. Foundation Component(s): Rural

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

E. Overlay(s), if any: NA

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum)
4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area

H. Adopted Specific Plan Information

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

I. Existing Zoning: Residential Agricultural- 20 Acre Minimum (R-A-20)

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

K. Adjacent and Surrounding Zoning: Residential Agricultural- 5 Acre Minimum (R-A-5) and Residential Agricultural -10 Acre Minimum (R-A-10) to the north, Residential Agricultural- 10 Acre Minimum (R-A-10) and Rural Residential (R-R) to the south, Residential Agricultural- 20 Acre Minimum to the east, and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ 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:

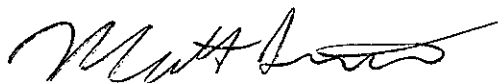
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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



Signature

7/17/09

Date

Matt Straite

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	☐	☐	☐	☒
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: RCIP Figure C-9 "Scenic Highways"

Findings of Fact:

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

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The grading associated with this project is not considered extensive therefore aesthetic impacts from this project will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

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

a) The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project located approximately 29.57 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B prescribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project mitigation measures, specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions (COA. 50.PLANNING.24). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

☐	☐	☒	☐
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b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source: Project Description

Findings of Fact:

a-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project impacts related to this issue will be less than significant level, due to adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural 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 RCIP Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project site does not have a farmland designation. The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) According to RCLIS (GIS database), the proposed project site is not subject to a Williamson Act (agricultural preserve) contract because it is not located in a designated agricultural preserve.

c) The project site and surrounding property are zoned Residential Agriculture with various lot sizes (5, 10 and 20 Acre Minimum). The R-A zone is not identified as "land zoned for primarily agricultural" purposes as defined in Ordinance No. 625.

d) The project site is proposing residential development, which could encourage the addition of more residential development with the vicinity. The likelihood of future development is unknown and therefore it can be determined that the proposed development will have a less than significant impact on other changes in the environment which could result in the conversion of farmland.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?				
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)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. SCAQMD 2003 Air Quality Management Plan.

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of one residential dwelling to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter under 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead. Given that the project is proposing four single family residences as a result of the subdivision, in accordance with the proposed zoning and Land Use designation, the project will not exceed any air quality standard or contribute substantially or contribute significantly to any existing air quality violation.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

Source: Riverside County Biologist, PDB Nos. 04843, site visit, Riverside County GIS

Findings of Fact:

a. The project is not located within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell however an MSHCP compliance report was a requirement. The Riverside County Environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Programs Department (EPD), in conjunction with the MSHCP Compliance report, has added conditions of approval for urban wildlife interface guidelines (COA 10.EPD.1, 80.EPD.2, and 90.EPD.1). These will provide a frame work to minimize impacts of the four residential structures to the surrounding wildlife.

b. The dominant vegetation of biological interest consist of Riverine/riperion areas, a Montane Meadow, and a Southern Coast Live Oak Riparian Forest. These areas have been mapped on the tentative map and will be required to be added to an Environmental Constraints Sheet that will be added to the final map (COA 50.EPD.1, and 50.EPD.2). Access to the site been designed to avoid areas of Southern Coast Live Oak Riparian Forest, the meadow and potential jurisdictional waters. Additionally fencing will be required, with inspections from EPD, to ensure the sensitive areas will not be impacted during grading and/or construction (COA 60.EPD.2, and 80.EPD.1)

c. The project avoids sensitive areas on the site (South Coast Live Oak Riparian Forrest) will not have any 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).

The project avoids sensitive areas on the site (South Coast Live Oak Riparian Forrest) will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. These areas have been mapped on the tentative map and will be required to be added to an Environmental Constraints Sheet that will be added to the final map (COA 50.EPD.1, and 50.EPD.2). Access to the site been designed to avoid areas of Southern Coast Live Oak Riparian Forest, the meadow and potential jurisdictional waters. Additionally fencing will be required, with inspections from EPD, to ensure the sensitive areas will not be impacted during grading and/or construction (COA 60.EPD.2, and 80.EPD.1)

d. The project is not located in an identified wildlife corridor. Due to the nature and scale (4 residential dwelling units) of the project, no substantial interference with the movement of 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 is expected.

e. The project avoids Riparian areas on the site and will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. As a condition of project approval the project developer shall prepare an environmental constraints sheet in accordance with Section 2.2 E and F. of County ordnance 640. These areas have been mapped on the tentative map and will be required to be added to an Environmental Constraints Sheet that will be added to the final map (COA 50.EPD.1, and 50.EPD.2). Access to the site been designed to avoid areas of Southern Coast Live Oak Riparian Forest, the meadow and potential jurisdictional waters. Additionally fencing will be required, with inspections from EPD, to ensure the sensitive areas will not be impacted during grading and/or construction (COA 60.EPD.2, and 80.EPD.1)

f. The project avoids areas of potential jurisdictional waters of the United States on the site and will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. However, riverine habitats exist on the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These areas have been mapped on the tentative map and will be required to be added to an Environmental Constraints Sheet that will be added to the final map (COA 50.EPD.1, and 50.EPD.2).

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 project has been conditioned to delineate the riparian areas and provide grading plans which restricts grading and brushing to ensure that no disturbances are proposed within the delineated areas. The project must comply with fencing requirements during ground disturbing activities (COA 50. EPD. 1, 2, and 3); (COA 60.EPD.1 and 2, and 80.EPD.1 and 2).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process and the Environmental Programs Department.

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?	☐	☐	☐	☒

Source: Site visit, Project Application Materials, Cultural Resources Report PD-A-4109, prepared by CRM tech dated March 24, 2005.

Findings of Fact:

a-b) The proposed project site is currently vacant, therefore there is no potential for an historical structure to exist. The project has not been identified as an historic site and the proposed development shall not pose an impact to an historical resource as defined in the California Code of Regulations.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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, Cultural Resources Report PD-A-4109, prepared by CRM tech dated March 24, 2005.

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

a) A cultural resources report was conducted for the proposed project site. The report concluded that the proposed development would not result in the alteration or destruction of a proposed archaeological site because no historical resources were encountered during the investigation. The proposed project has been conditioned to comply with the procedure set forth in the conditions of approval if an inadvertent archaeological find occurs (COA. 10. PLANNING. 16), this is a standard condition of approval and not considered mitigation for CEQA. Review by the County's Archaeologist, resulted in additional conditions of approval which indicate that there is serious potential for locating archaeological resources on the site, therefore a Native American Monitor from the Pechanga Band of Luiseno Indians must be present during ground disturbing activities (COA. 60. PLANNING. 19), a qualified archaeologist must be retained for monitoring of proposed ground disturbances (COA. 60. PLANNING. 20), and the applicant needs to provide the Planning Director with an agreement with the appropriate Native American tribe expressing the owners intent to relinquish cultural resources if discovered (COA. 60. PLANNING. 21).

b) The cultural resources report conducted for the proposed project site concluded that no archaeological resources existed within or adjacent to the site, therefore the proposed project will not adversely change the significance of an archaeological resource.

c) The proposed project does have the potential to encounter human remains because it is proposing ground disturbing activities. The project has been conditioned to contact the County Coroner's office if any human remains are encountered during development (COA 10. PLANNING. 15). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

d) The proposed project site will not restrict religious or sacred uses because the site has not been identified as a place for such activities.

Mitigation: The proposed project will be required to have a Native American Monitor from the Pechanga Band of Luiseno Indians present during ground disturbing activities (COA. 60. PLANNING. 19), a qualified archaeologist must be retained for monitoring of proposed ground disturbances (COA. 60. PLANNING. 20), and the applicant needs to provide the Planning Director with an agreement with the appropriate Native American tribe expressing the owners intent to relinquish cultural resources if discovered (COA. 60. PLANNING. 21).

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

9. Paleontological Resources

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

☐ ☐ ☒ ☐

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS Database), the proposed project is located in an area that is characterized as having a low level of paleontological sensitivity. No unique geologic features exist on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the site. The project will not destroy any unique paleontological resource, or site, or unique geologic feature.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

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

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

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

☐	☐	☒	☐
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Source: Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located near an Alquist-Priolo Earthquake Fault Zone, but it is located within a ½ mile of a fault located in basement rocks. Review by the County Geologist indicated that the proposed project will not expose people or structures to potential substantial adverse effects or be subject to rupture of a known earthquake fault.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

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

Source: RCIP Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project site is not identified as having the potential for liquefaction.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. 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: County General Plan Program EIR Section 4.10 "Geology and Slope Stability"

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk

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

Source: On-site Inspection, RCIP-SWAP Figure 14 "Slope Instability"

Findings of Fact:

a) Examination of the RCIP Slope Instability Map and the site do not indicate unstable conditions that would occur as a result of the project. It is not likely the project would result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

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

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

Findings of Fact:

a) The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

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

Monitoring: No monitoring required.

15. Other Geologic Hazards

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

☐	☐	☐	☒
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Source: GIS, Project Review, and Site Inspection.

Findings of Fact:

a) Review by the County Geologist did not indicate that the proposed project site was located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation required

Monitoring: No monitoring required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

☐	☐	☒	☐
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Source: Riv. Co. 800 Scale Slope Maps and Ordinance No. 457 and Colored Slope Analysis Map

Findings of Fact:

a) The proposed project is located on a parcel, for which approximately half of the land has slopes greater than 25%. This is considered less than significant because the proposed development avoids most areas which exceed 25% slope. The proposed project will include cut and fill which will alter the natural topography of the area.

b) The proposed project does not propose slopes that are greater than 2:1. Graded slopes in the County are limited to a maximum steepness of 2:1 (horizontal: vertical) (COA 10. BS GRADE. 7). This is a standard condition and is not considered mitigation for CEQA.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

17. Soils

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Staff Review, Application Materials

Findings of Fact:

a) 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. Standard conditions of approval, issued regarding soils so that substantial soil erosion or loss of topsoil will be at a less than significant level of impact, are not considered mitigation for CEQA implementation purposes.

b) Review by the County Geologist did not indicate the project is located on expansive soil that would create substantial risks to life or property.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Erosion	☐	☒	☐	☐
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

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

Findings of Fact:

a) The proposed project has been conditioned to comply with NPDES, therefore the applicant must obtain an construction permit from the State Water Resources Control Board, as well as submitting and complying with a storm water pollution prevention plan (COA. 60.BS GRADE.4). The proposed project will not modify the channels of any river, stream or lake bed as a result of any changes from deposition, siltation or erosion. The project will not significantly increase the amount of impermeable surface area. With the implementation of NPDES, including a Storm Water Pollution Prevention Plan (SWPPP) 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) The proposed project will not result in water erosion either on or off site.

Mitigation: The applicant (developer) will provide evidence to the Building and Safety Department of NPDES compliance (COA. 60.BS GRADE.4), which requires the applicant to develop and implement a Storm Water Pollution Prevention Plan (SWPPP), a monitoring program and reporting plan for the construction site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will occur through the Department of Building and Safety Plan Check Process.

19. 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?

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of hardscape and landscaping. A condition has been placed on the project to control any dust created during grading activities (COA 10.BS GRADE.05). This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

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

☐	☐	☒	☐
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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 materials

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 proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will provide adequate access to the proposed residential use, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

21. Airports

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

☐	☐	☐	☒
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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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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: RCIP Figure S-19 "Airport Locations"

Findings of Fact:

- a) Per RCIP Figure S-19, the proposed project will not result in the inconsistency with an airport master plan.
- b) Per RCIP Figure S-19, the proposed project does not require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Per RCIP Figure S-19, the proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, private airstrip, or heliport.

d) Per RCIP Figure S-19, the project is not located within the vicinity of a private airstrip, or heliport.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

22. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is located in an area identified as a high fire area as defined in Riverside County Ordinance Number 787. The hazardous fire areas within the County of Riverside are those portions of the unincorporated area so designated on the maps entitled "Hazardous Fire Areas of Riverside County" on file in the office of the Clerk of this Board and in the office of the County Fire Chief of Riverside County. These maps are referenced by the Riverside County GIS. Given the High Fire designation and the general terrain of the project site, the Fire Department has added conditions of approval requiring that information be added to the environmental constraints sheet of the final map. This information will include requiring the construction of roofs with class "A" material pursuant to the California Building Code, providing structurally adequate fire truck turnouts on driveways exceeding 150 feet in length, providing fire hydrants, providing water plans, and review and approval of setbacks of all dwellings, additions, and projections (COA 50. FIRE. 1-7, 60. FIRE. 1, and 80. FIRE. 1,2, 90. FIRE.1).

The Riverside County Fire Department has conditioned the project to mitigate exposure of people or structures to significant risk of loss by requiring improved access, fire hydrant accessibility, and review of building plans to determine safest siting of structures within the delineated pad locations.

Mitigation: The project has been conditioned to identify its hazardous fire area status on the environmental constraints sheet, require construction of roofs with class "A" material pursuant to the California Building Code, provide structurally adequate fire truck turnouts on driveways exceeding 150 feet in length, provide fire hydrants, provide water plans, and review and approve setbacks of all dwellings, additions, and projections. (COA 50.FIRE.1-7, 60.FIRE.1, and 80.FIRE.2, 90.FIRE.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process and the Fire Department.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

☐	☒	☐	☐
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a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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)?	☐	☐	☐	☒

Source: Riverside County Flood Control District

Findings of Fact:

a) The proposed project contains natural watercourses which have been identified by the Riverside County Flood Control District. Their review has indicated that adequate places for development exist outside of the natural watercourses and that all natural watercourses should remain free of building, as well as other obstructions which could result from the proposed development.

b) The proposed project will not violate any water quality standards or waste discharge requirements.

c) It is not expected that development of this subdivision will 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.

d) The proposed subdivision will not create or contribute substantially to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) The proposed project is not located in 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is located on a site that has a natural slope of greater than 25%, which may have impacts to water quality. The review conducted by the Riverside County Flood Control District did not indicate that there would be a significant impact to water quality.

h) The proposed project will not include Treatment Control Best Management Practices which will result in significant environmental effects.

Mitigation: The proposed project must keep the natural watercourses located on the site free from obstructions that may result from the proposed development (COA. 10. FLOOD RI. 1).

Monitoring: Monitoring will occur through the Building and Safety plan check process and the Riverside County Flood Control District.

24. Floodplains

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

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

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

Findings of Fact:

a) According to RCLIS (GIS Database), the proposed project is not located in a 100 year flood zone. The proposed project is not intended to substantially alter the exiting drainage pattern in a manner that would result in flooding.

b) According to RCLIS (GIS Database), the proposed project is not located in a 100 year flood zone. It is not intended that the proposed project will create a change in absorption rates or the amount of surface runoff.

c) The proposed project is not located in a Dam Inundation area and will not expose people or structures to a significant risk, loss or death because of flooding.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) According to RCLIS (GIS Database), the proposed project is not located in a 100 year flood zone. It is not intended that the proposed project will create a change in the amount of surface water in any water body.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☐	☒
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS, Project Materials

Findings of Fact:

a) The proposed project will not result in a substantial alteration of the present or planned land use of an area.

b) The project is not within a city sphere of influence or adjacent to the county boundaries.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Planning	☐	☐	☒	☐
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the 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: RCIP Land Use Element, Staff review, GIS

Findings of Fact:

a) The proposed project has proposed to change the current zoning Rural Agricultural- 20 Acre Minimum (R-A-20) to Rural Agricultural- 5 Acre Minimum (R-A-5) which is consistent with the General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan Designation based on the Santa Rosa Plateau/ De Luz Policy. The proposed project will be consistent with the proposed zoning.

b) The surrounding zoning is Residential Agricultural- 5 Acre Minimum (R-A-5) and Residential Agricultural -10 Acre Minimum (R-A-10) to the north, Residential Agricultural- 10 Acre Minimum (R-A-10) and Rural Residential (R-R) to the south, Residential Agricultural- 20 Acre Minimum to the east, and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west. The proposed zoning is consistent with the existing surrounding zoning in the area.

c) The existing and surrounding land uses are vacant. The project proposes residential uses. The project will be compatible with surrounding land uses.

d) The project is in the rural foundation component of the Riverside County General Plan, and has a general plan designation of Rural Mountain (RM). The RM designation requires a 10 acre minimum lot size; however, the project is within the Santa Rosa Plateau Policy Area, which modifies this requirement to a 5 acre minimum lot size. The proposed project is consistent with the land use designations and policies of the Comprehensive General Plan.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact:

a) Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits. The project site is within MRZ-3, which is defined as areas where the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

b) The Riverside county general plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The project does not propose any mineral extraction on the project site. The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use 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 required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a-b) According to RCLIS (GIS Database), the proposed project is not in the vicinity of a public airport, public use airport, or private airstrip. The project will not be impacted by noise from airports or airstrips.

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

Monitoring: No monitoring required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

According to RCLIS (GIS Database), the proposed project is not located near a railroad right-of-way. The project will not be impacted by railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

According to RCLIS (GIS database), the proposed project is not located near a highway. The project will not be impacted by highway noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: Project description and materials

Findings of Fact:

The project is a residential use, in an area that is characterized by residential, vacant, and grove-style agriculture. The Agricultural uses may generate intermittent noise; however such agricultural uses are not located in the immediate vicinity of the project site and would not constitute a significant impact to the project.

Mitigation: No mitigation required.

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

32. Noise Effects on or by the Project

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

☐	☐	☒	☐
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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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Source: Project materials and description

Findings of Fact:

a) The proposed project in itself will not create additional noise, but future single-family development will create unavoidable incremental noise.

b) Short-term grading and construction noise will be generated by the construction on the site, however this noise should be comparable to the periodic noise generated by existing agricultural uses in the area. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repair at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) The proposed project will not expose persons to or generate noise levels in excess of established standards.

d) The proposed project will not expose persons to or generate excessive ground borne vibrations or noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

33. Housing

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

☐	☐	☐	☒
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
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 description and materials, GIS

Findings of Fact:

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

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

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

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

e) The project will not exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

34. Fire Services	☐	☐	☒	☐
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Source: RCIP Safety Element, Ordinance No. 659, and Project Review.

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Upon compliance with Ordinance No. 659, the proposed project will not have a significant impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

35. Sheriff Services

☐	☐	☒	☐
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Source: RCIP Safety Element, Ordinance No. 659, and Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659, the proposed project will not have a significant impact on sheriff services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36. Schools

☐	☐	☒	☐
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Source: GIS

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District. The project will comply with State laws regarding any school fees (COA 80. PLANNING. 8).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Libraries

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659, the project will not have a significant impact on library services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for health services. This increase will be less than significant given the scope of the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

39. 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 facility would occur or be accelerated?

☐	☐	☒	☐
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐	☐	☒	☐
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Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

a) The proposed project does not include any recreational facilities, but along with additional future development, the project may require the construction or expansion of recreational facilities. Given that this project proposes only four new units the effects on existing regional facilities is considered not significant.

b) The proposed project will not result in the accelerated deterioration of parks or recreational facilities because this project proposes only four new units the effects on existing regional facilities is considered not significant.

c) The proposed project is not located within a Community Service Area or parks district which they are subject to pay QUIMBY Fees. Conditions of approval 50.Planning.7 and 90.Planning.4 require that the project join any CSA that may be formed before the proposed tentative map records. These are not unique conditions of approval and are not considered mitigation measures per CEQA.

Mitigation: No mitigation necessary.

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

40. 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 proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

☐	☐	☒	☐
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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)?

☐	☐	☐	☒
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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?

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

☐	☐	☐	☒
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e) Alter waterborne, rail or air traffic?

☐	☐	☐	☒
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐	☐	☒	☐
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☐	☒	☐
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h) Cause an effect upon circulation during the project's construction?

☐	☐	☒	☐
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i) Result in inadequate emergency access or access to nearby uses?

☐	☐	☒	☐
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐	☐	☐	☒
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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 will contribute minimal traffic to the area and regional transportation system. The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.

b) The project will not result in inadequate parking capacity because garages and parking spaces are required to accommodate the individual homes.

c) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.

d-e) The project does not propose any design issues that would cause a change in air traffic patterns; alter waterborne, rail or air traffic; or substantially increase hazards to a design feature.

f) The proposed project will not substantially increase hazards to a design feature or incompatible use.

g-h) The Riverside County Transportation Department did not require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare. The project is not anticipated to have any significant traffic or circulation impacts.

i) The project has been conditioned for emergency access in the typical manner required by the Fire Department for projects located in high fire areas. These standard requirements are not considered mitigation for CEQA implementation purposes.

j) The proposed project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact:

The proposed project is not located near a bike trail.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

43. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Department of Environmental Health Review, Staff Review, Letter from Rancho California Water District dated September 6, 2005.

Findings of Fact:

a-b) The project will be served by Rancho California Water District (RCWD) with water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Sewer	☐	☐	☒	☐
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will provide septic tank systems for domestic sewage disposal as permitted by the Environmental Health Department pursuant to the provide percolation reports. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

b) The Department of Environmental Health will permit the domestic Sewage Disposal from the individual lots proposed by the subdivision. Department of Environmental Health will review and approve project plans for Sewage Disposal.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	☐	☐	☒	☐
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	☐	☐	☒	☐

Source: RCIP, Letter from Riverside County Waste Management dated September 25, 2005

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Utilities				
a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of four residential dwelling. Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Implementation of this project will not result in the construction of additional street lights.

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

g) The project will not require additional government services.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

☐	☐	☐	☒
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Source: Staff review, Application materials

Findings of Fact:

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

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

☐	☐	☒	☐
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Source: Staff review, Project application

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

The proposed project 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)?

☐ ☐ ☒ ☐

Source: Staff review, project application

Findings of Fact:

The proposed project is a minor subdivision. 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?

☐ ☐ ☒ ☐

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Project

Jacobs Engineering October 2003

Riverside County General Plan Final Program EIR

MSHCP Compliance Report prepared by Paul A. Principe and Associates

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Phase I Cultural Assessment for Tentative Parcel Map 31302

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

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 31302 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 31302, Amended No. 3, dated 2/09/09.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to a schedule H Parcel Map on a 20.39 acre site to create 4 lots with a minimum lot size of 5 acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

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10. GENERAL CONDITIONS

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

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.

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - PERC RPT INFO RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by PETRA dated MAY 17, 2004, as follows: For each 100 gallons of septic tank capacity, lots 1 and 2 shall have 65 sq. ft. of bottom area for leach lines and lots 3 and 4 shall have 90 sq ft of bottom area for leach lines.

Please be aware that in accordance with Assembly Bill 885, 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.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- UWIG

RECOMMND

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

* Drainage

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

* Toxics

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

* Lighting

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

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

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

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant

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- UWIG (cont.) (cont.)

RECOMMND

Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape
marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde

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10. GENERAL CONDITIONS

10.EPD. 1

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

RECOMMND

Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger.
An asterisk (*) indicates some native species of the genera
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United
States Department of Agriculture-Division
of Plant Health and Pest Prevention Services, California
Native Plant Society,
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;
Higher Plants of California,
and County of San Diego-Department of Agriculture.

* Barriers

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

* Grading/Land Development

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250500 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 6 MAP FLOOD HAZARD REPORT RECOMMND

PM 31302 proposes to divide 20 acres into 4 lots with a minimum lot size of 4.89 acres in Southwest area. The site is located north of Tenaja Road, south of Avenida Escala, and west of Calle Corriente.

The topography of the area consists of well-defined ridges and natural watercourses. There is adequate area outside of the natural watercourses for building sites. The new buildings should comply with all applicable ordinance, and the natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - 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 owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 9 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. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 14

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 15

MAP - 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 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. 16

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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.

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Avenida Escala due to existing improvements.

10.TRANS. 4 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 (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the areas mapped as "Ecological Resources (Constrained Areas)", "Southern Coast Live Oak Riparian Forest", "Jurisdictional Drainage MSHCP Riparian/Riverine Area" and "Montane Meadow" on the exhibit labeled PM31302 AMD #3 and Dated 02-09-09. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

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

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

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

50.EPD. 2

MAP - ECS PREP

DRAFT

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

50.FIRE. 5 MAP-#98-ECS-HYDRANT 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 250' of any portion of the lot frontage.

50.FIRE. 7 MAP* -FUEL MODIFICATION RECOMMND

ECS NOTE:MINIMUM 100 FOOT SETBACK FROM PROPERITY LINES TO ANY PROPOSED STRUCTURE REQUIRED AS SHOWN ON PM31302,AMENDED 3 DATED 2/9/09(.OFF SITE EASEMENTS REQUIRED FOR PARCELS 1 AND 4 REQUIRED PRIOR TO RECORDATION)

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

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

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

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

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

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

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the

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50. PRIOR TO MAP RECORDATION

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

County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 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 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."

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. This condition might be superseded by more stringent requirements to be enforced by Tenaja Community Services District.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT RECOMMND

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

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Avenida Escala and so noted on the final map, with the exception of one 20' access opening for parcel 4 as shown on Amended No. 3 exhibit.

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

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

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

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

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

Sufficient public street right-of-way along street "A" shall be dedicated for public use to provide for a 60 foot full-width right-of-way and applicant shall provide a centerline study profile as approved by the Transportation Department, unless more stringent requirements will be enforced by Tenaja Community Services District.

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

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP-DEDICATIONS/ACCEPTANCE

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 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 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).

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD (cont.) RECOMMND

the Department of Environmental Health for review and approval.

60.E HEALTH. 2 MAP - SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK RECOMMND

Prior to Grading

The areas mapped as "Ecological Resources (Constrained Areas)", "Southern Coast Live Oak Riparian Forest", "Jurisdictional Drainage MSHCP Riparian/Riverine Area" and "Montane Meadow" on the exhibit labeled PM31302 AMD #3 and Dated 02-09-09, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

-There shall be no disturbances to the delineated areas.

-As shown on the exhibit labeled PM31302 AMD #3 and Dated 02-09-09, clear span bridges shall be used for all drainage crossings (Parcel 4 and Parcel 2).

-A Determination of Biologically Equivalent or Superior Preservation (DBESP) was not prepared, thus if the applicant proposed any impacts to the protected features, a DBESP will be required.

-If the applicant proposes crossings other than a clear span bridge, a DBESP will be required.

60.EPD. 2 - FENCING AND SIGNAGE RECOMMND

The areas mapped as "Ecological Resources (Constrained Areas)", "Southern Coast Live Oak Riparian Forest", "Jurisdictional Drainage MSHCP Riparian/Riverine Area" and "Montane Meadow" on the exhibit labeled PM31302 AMD #3 and Dated 02-09-09, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The Environmental Programs Department shall inspect the site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - FENCING AND SIGNAGE (cont.) RECOMMND

prior to grading permit issuance to ensure that the fencing and signage has been properly installed.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

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

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

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

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

height of the slopes where drainage and stability permit such rounding.

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

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

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

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 19 MAP- NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

MAP- NATIVE AM. MONITORING (cont.)

RECOMMND

disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the PechanganBand 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.

60.PLANNING. 20

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring of the proposed ground disturbances such as clearing, grubbing, utility trenching, and rough grading with respect to potential impacts of unique cultural resources. The archaeologist and Native American monitor(s) shall attend a pre-grade meeting with the excavation and grading contractor prior to commencement of work. 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) and the Native American tribal representative(s) shall actively monitor all project related grading and 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, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. Within 60 days of the conclusion of the archaeological monitoring a Monitoring Report following the Phase IV report format posted on the TLMA website shall be submitted to teh County Archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

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.

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

EPD DEPARTMENT

80.EPD. 1

MAP - FENCING PLAN

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Ecological Resources (Constrained Areas)", "Southern Coast Live Oak Riparian Forest", "Jurisdictional Drainage MSHCP Riparian/Riverine Area" and "Montane Meadow" on the exhibit labeled PM31302 AMD #3 and Dated 02-09-09, shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2

MAP - UWIG PLAN CHECK

RECOMMND

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

* Drainage

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

* Toxics

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

* Lighting

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

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2

MAP - UWIG PLAN CHECK (cont.)

RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

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

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 utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

80.PLANNING. 8

MAP- SCHOOL MITIGATION

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

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

* Toxics

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

* Lighting

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

* Noise

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

* Invasives

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

* Barriers

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

* Grading/Land Development

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

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 4

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. The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: July 8, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health
Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading
Riv. Co. Regional Park & Open
Space Dist.

Riv. Co. County Engineering Geologist
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Supervisor Buster
Commissioner Roth
Wendy Kolk
Julie Greene - ERS
Rancho Municipal Water District
Southern California Edison
Southern California Gas Company

Murrieta Unified School Dist.
San Diego Regional Water Quality Control
Board
Tenaja Community Service District
California Department of Fish and Game
U.S. Fish and Wildlife Service
EIC (Attachment "A")
Riverside Transit Authority
Pechanga Indian Tribe
Riverside Planning Central Files

CHANGE OF ZONE NO. 06986 and TENTATIVE PARCEL MAP NO. 31302- Ea 39614- Applicant: Alpine Armoring Inc.- Engineer/Rep.: Engineering Ventures Inc.- First Supervisorial District-Southwest Area Plan- Located south of Avenida Escala, north of Tenaja Road and west of Calle Corriente- 20.39 acres-R-A-20 zone- **REQUEST:** Change of Zone No. 6986 proposes a change from Residential Agricultural 20 acre minimum (R-A-20) to Residential Agricultural 5 acre minimum (R-A-5). Tentative Parcel Map No. 31302 proposes to divide the site into 4 lots with a minimum lot size of 4.89 acres- Schedule: H- APN: 932-280-007- (Related Cases: CFG03091)

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **August 5, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, 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 comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so 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 **Rebecca Boschee**, Project Planner I, (909) 600-6173, or e-mail at rboschee@co.riverside.ca.us, **MAILSTOP #: 5158**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

County of Riverside
39493 Los Alamos Road, Suite A
Murrieta, CA 92563

July 19, 2004

Attention: Rebecca Boschee

Subject: Change of Zone No. 06986 and Parcel Map No. 31302

Please be advised that the division of the property shown on the above referenced map will not unreasonably interfere with the free and complete exercise of any easements held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If additional information is required in connection with the above mentioned subject, please contact me at 714-934-0838.

A handwritten signature in black ink that reads "Lisa Salinas".

Lisa Salinas
Title and Real Estate Services
Corporate Real Estate Department

RECEIVED
JUL 22 2004
RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 14, 2004

Rebecca Boschee, Project Planner
Riverside County Planning Department – South County
39493 Los Alamos Road
Murrieta, CA 92563

RE: Change of Zone No. 6986, Tentative Tract Map No. 31302 – EA No. 39614
Proposal: Change zoning from R-A-20 to R-A-5 and subdivide 20.39 acres into 4 parcels
APN#: 932-280-007

Dear Ms. Boschee:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Avenida Escala, north of Tenaja Road and west of Calle Corriente in the Southwest Area Plan, 1st Supervisorial District. The project is a proposal to change zoning from R-A-20 (Residential Agricultural 20-Acre Minimum) to R-A-5 (Residential Agricultural 5-Acre Minimum) and subdivide the subject property into four (4) single family parcels with 4.89-acre minimum lot size. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3351.

Sincerely,

Mir Velten, Planner III

RECEIVED
JUL 15 2004

**RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE**

DM #25983

**CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM**



Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521-0418

Phone (951) 827-5745
Fax (951) 827-5409

July 23, 2004

TO: Rebecca Boschee
Riverside County Planning Department, South County

RE: Cultural Resource Review
Case: 02-6986/PM 31302 - EA No. 39614

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

☐ The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.

☒ Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.

☐ A Phase I cultural resource study (RI-) identified one or more cultural resources.

☐ The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.

☐ A Phase I cultural resource study (RI-) identified no cultural resources. Further study is not recommended.

☐ There is a low probability of cultural resources. Further study is not recommended.

☐ If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.

☐ Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.

☒ The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, *Preservation Planning Bulletin 4(a)*, December 1989.

☒ Phase I Records search and field survey

☐ Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]

☐ Phase III Mitigation [Data recovery by excavation, preservation in place, or a combination of the two.]

☐ Phase IV Monitor earthmoving activities

COMMENTS:

If you have any questions, please contact us.

Eastern Information Center



July 27, 2004

Rebecca Boschee, Project Planner I
County of Riverside
Planning Department – South County
39493 Los Alamos Road
Murrieta, CA 92563

Board of Directors

John E. Hoagland
President

Csaba F. Ko
Sr. Vice President

Stephen J. Corona

Ralph H. Daily

Ben R. Drake

Lisa D. Herman

Michael R. McMillan

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 31302
PARCEL NO. 30 OF PARCEL MAP NO. 5018
APN 932-280-007; CASE NO. PM31302**

Dear Ms. Boschee:

Officers:

Brian J. Brady
General Manager

Phillip L. Forbes
Director of Finance-Treasurer

E.P. "Bob" Lemons
Director of Engineering

Perry R. Louck
Controller

Linda M. Fregoso
District Secretary/Administrative
Services Manager

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD). Water service, therefore, would be available upon completion of financial arrangements between RCWD and the property owner, and any required off-site and/or on-site facility improvements.

If fire protection is required, the customer will need to contact RCWD for fees and requirements.

Water availability would be contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions, please contact Engineering Services Representative at this office.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT


Michael G. Meyerpeter, P.E.
Development Engineering Manager

04\MM:at091\FCF

c: Laurie Williams, Engineering Services Supervisor

RECEIVED
JUL 28 2004

RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: 6/1/04
RE: SUBDIVISION NO. _____
PARCEL MAP NO. TPM 31302
MOBILEHOME, T.T., R.V., PARK _____

PARCELS/LOTS: 4
ZONING: R-A-5
MAP SCHEDULE: H
OTHER: _____

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- ☒ THE Rancho WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED _____.
- ☐ AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- ☐ NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(CLASS C. CLASS D, OTHER SUBDIVISION _____.)
- ☐ INDIVIDUAL WELL(S) _____.

2. DOMESTIC SEWAGE DISPOSAL:

- ☐ CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____.
- ☒ A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY Petra
JOB/PROJECT # D.M. 252-04 DATED _____.
- ☐ B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH _____ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH _____ GAL/SQ. FT/DAY OR _____ VERT. FT. (5' DIA.) _____ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- ☐ C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- ☐ D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

REGION: APPROVAL LETTER DATED _____ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA

☐ REQUIRED

REMARKS: Lot 1 & 2 - 65 sq ft / 100 gal
Lot 3 & 4 - 90 sq ft / 100 gal
L.L. to be installed in natural undisturbed soils

BY [Signature]
ENVIRONMENTAL HEALTH SPECIALIST

RECEIVED BY [Signature] FOR ENGINEERING VENTURES

The Estate of Randolph F. Fleming

39339 Calle Breve
Temecula California 92592

RECEIVED
OCT 25 2005
RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

October 21, 2005

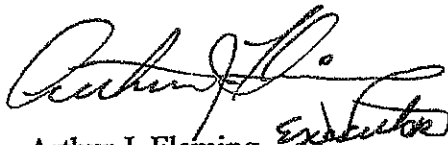
Riverside County Planning Dept.
39493 Los Alamos Road
Murrieta, Ca 92563

RE: Tentative Parcel Map #31302 APN#932-280-007

To Whom It May Concern:

This letter is to inform you that due to the death of Randolph F. Fleming, PE, and owner of Engineering Ventures, which is out of business that he, is no longer the engineer of record. Copy of death certificate is attached.

Sincerely yours;



Arthur J. Fleming
Executor
Estate of Randolph Frank Fleming

Enclosure

Cc: Fred Khoroushi and
Estate File



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Aleta J. Laurence
Director of Planning

APPLICATION FOR SUBDIVISION
AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

TRACT MAP

☐ REVISED MAP

☒ PARCEL MAP

☐ MINOR CHANGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CF603091
PAR00529
EA 39614
PM31302

A. APPLICATION INFORMATION

1. Applicant's Name: Alpine Armoring Inc.

Mailing Address: P.O. Box 879

Great Falls STREET VA. 22066
CITY STATE ZIP

Telephone No.: (703) 471-1113 (8am - 5pm)

2. Owner's Name: Alpine Armoring Inc.

Mailing Address: P.O. Box 879

Great Falls STREET VA. 22066
CITY STATE ZIP

Telephone No. (703) 471-1113 (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Engineering Ventures Inc.

Mailing Address: 43500 Ridge Park Drive Suite 202 Temecula CA 92590

Telephone No. (909) 699-6450 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: _____

Form 295-2011 (22May02)

Date: _____

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S):

(All owners must sign)

(Written authority may be attached)

(Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 932-280-001
2. Section: 36 Township: 7S Range: 5W
3. Approximate Gross Acreage: 20.36
4. General Location (street address, cross streets, etc.): Avenida Escala
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.
20.36 Ac in Parcel 30 PM 10/19 Parcel Map 5018

PROJECT INFORMATION

1. Proposal (Describe Project): To subdivide this 20.36 Ac parcel
into (4) 5± Ac parcels
2. Related cases filed in conjunction with this request: None
3. Is there a previous application filed on the same site? ☐ Yes ☒ No
Case No. N/A (Parcel Map, Zone Change, etc.)
E.A. No. (If known) N/A E.I.R. No. (If applicable) N/A
4. Is water service available at the project site? ☒ Yes ☐ No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles N/A
5. Is sewer service available at the site? ☐ Yes ☒ No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles Septic System
6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: ☒ Yes ☐ No

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0905266

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ALPINE ARMORING INC \$1,993.00
paid by: CK 2069
paid towards: CFG03091 CALIF FISH & GAME: DOC FEE
EA39614 FOR PM31302 CZ06986
at parcel #: 29320 CALLE DE CABALLOS ROMO
appl type: CFG3

By _____ Apr 20, 2009 16:57
SBROSTRO posting date Apr 20, 2009

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0410369

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ALPINE ARMORING INC

\$64.00

paid by: CK 971

paid towards: CFG03091 CALIF FISH & GAME: DOC FEE
EA39614 FOR PM31302 CZ06986

at parcel #: 29320 CALLE DE CABALLOS ROMO

appl type: CFG3

By _____ Jul 07, 2004 12:47

AYAMASAK posting date Jul 07, 2004

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PM31302 / CZ06986 / EA39614

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Apline Armoring, Inc.
Project Applicant

P.O. BOX 9293 Rancho Santa Fee, CA 92067
Address

The project is located northerly of Tenaia Road and westerly of Calle Corriente.
Project Location

Change of Zone No. 6986 proposes to change the zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). Tentative Parcel Map No. 31302 is a Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$1,993.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM31302\DH-PC-BOS Hearings\BOS\NOD Form.doc

Please charge deposit fee case#: ZEA39614 ZCFG03091

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone 6986 and Parcel Map 31302

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: July 17, 2009

Applicant/Project Sponsor: Alpine Armoring Date Submitted: June 3, 2004

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 7/17/09

Y:\Planning Case Files-Riverside office\PM31302\DH-PC-BOS Hearings\Mitigated Negative Declaration PM31302.doc

Please charge deposit fee case#: ZEA39614 ZCFG2486

FOR COUNTY CLERK'S USE ONLY

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NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CHANGE OF ZONE NO. 6986 / TENTATIVE PARCEL MAP NO. 31302 – Intent to Adopt a Mitigated Declaration – Applicant: Alpine Armoring Inc – Engineer/Representative: Ault Engineering Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum), Santa Rosa/De Luz Policy Area (5 Acre Minimum) – Location: Northerly of Tenaja Road and westerly of Calle Corriente – 20.39 Gross Acres - Zoning: Residential Agriculture 20 Acre Minimum (R-A-20) – **REQUEST:** The Change of Zone proposes a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). The Tentative Parcel Map proposes a Schedule "H" subdivision of 20.39 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres. - APN: 932-280-007. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 19, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409