

Scan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: May 3, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Tentative Parcel Map No. 35887

(Charge your time to these case numbers)

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

- | | |
|---|---|
| ☒ Place on Administrative Action (Receive & File; EOT) | ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| ☐ Labels provided If Set For Hearing | ☐ Publish in Newspaper: |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | (3rd Dist) Press Enterprise and The Californian |
| ☐ Place on Consent Calendar | ☐ Mitigated Negative Declaration |
| ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC) | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☐ Place on Section Initiation Proceeding (GPIP) | ☐ Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: ☐ YES ☐ NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Please schedule on the May 18, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5386)

PDS sent 5.6.10.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Raj
5-3-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 6, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 35887 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Dana Hughes – Engineer/Representative: Blaine Womer Civil Engineering - Third Supervisorial District – Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Intrepid Road, southerly of Reseda Springs Road, easterly of Colt Road, and westerly of Sage Road – 40.16 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The parcel map proposes a Schedule H subdivision of 40.16 gross acres into four (4) residential parcels with a minimum parcel size of five (5) gross acres – APN: 470-240-017. (Quasi-judicial)

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on March 8, 2010.

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

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42035** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 35887 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Initials:
RG:vc *RG*

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande

Departmental Concurrence

☐ Policy

☐ Policy

☒ Consent

☐ Consent

Dept't R. n.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

Agenda Item No.: 4.4
Area Plan: (REMAP)
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Jeff Horn
Directors Hearing: March 8, 2010

TENTATIVE PARCEL MAP NO. 35887
ENVIRONMENTAL ASSESSMENT NO. 42035
Applicant: Blaine Womer Civil Engineering
Engineer/Rep.: Dana Hughes

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 35887 proposes a Schedule "H" subdivision of 40.16 gross acres into four (4) residential parcels with a five (5) gross acre minimum lot size.

The project site is located within the Riverside Extended Mountain Area Plan (REMAP), more specifically, northerly of Intrepid Road, southerly of Reseda Springs Road, easterly of Colt Road, and westerly of Sage Road.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north and east, and Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west. |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 5. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, south, east, and west. |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | Scattered single family residences to the north, east and south, and vacant land to the west. |
| 8. Project Data: | Total Acreage: 40.16
Total Proposed Lots: 4
Proposed Min. Lot Size: 5 gross acres
Schedule: H |
| 9. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42035** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35887** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

12

CONCLUSIONS:

1. The proposed project is in conformance the Rural: Rural Residential (RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H Map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is 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 Residential (RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, four (4) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation.
3. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north and east, and Rural: Rural Residential (R:RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west.
5. The proposed zoning for the subject site is Rural Residential (R-R).
6. The proposed use, four (4) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Rural Residential (R-R) zone.

7. The proposed use, four (4) residential parcels with a five (5) gross acre minimum lot size, is consistent with the development standards set forth in the is Rural Residential (R-R) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
9. Scattered residential uses have been constructed and are operating in the project vicinity.
10. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'M' Criteria Cell numbers: 5490 and 5597. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01929) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
11. Environmental Assessment No. 42035 identifies the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials
 - c. Hydrology/Water Quality

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

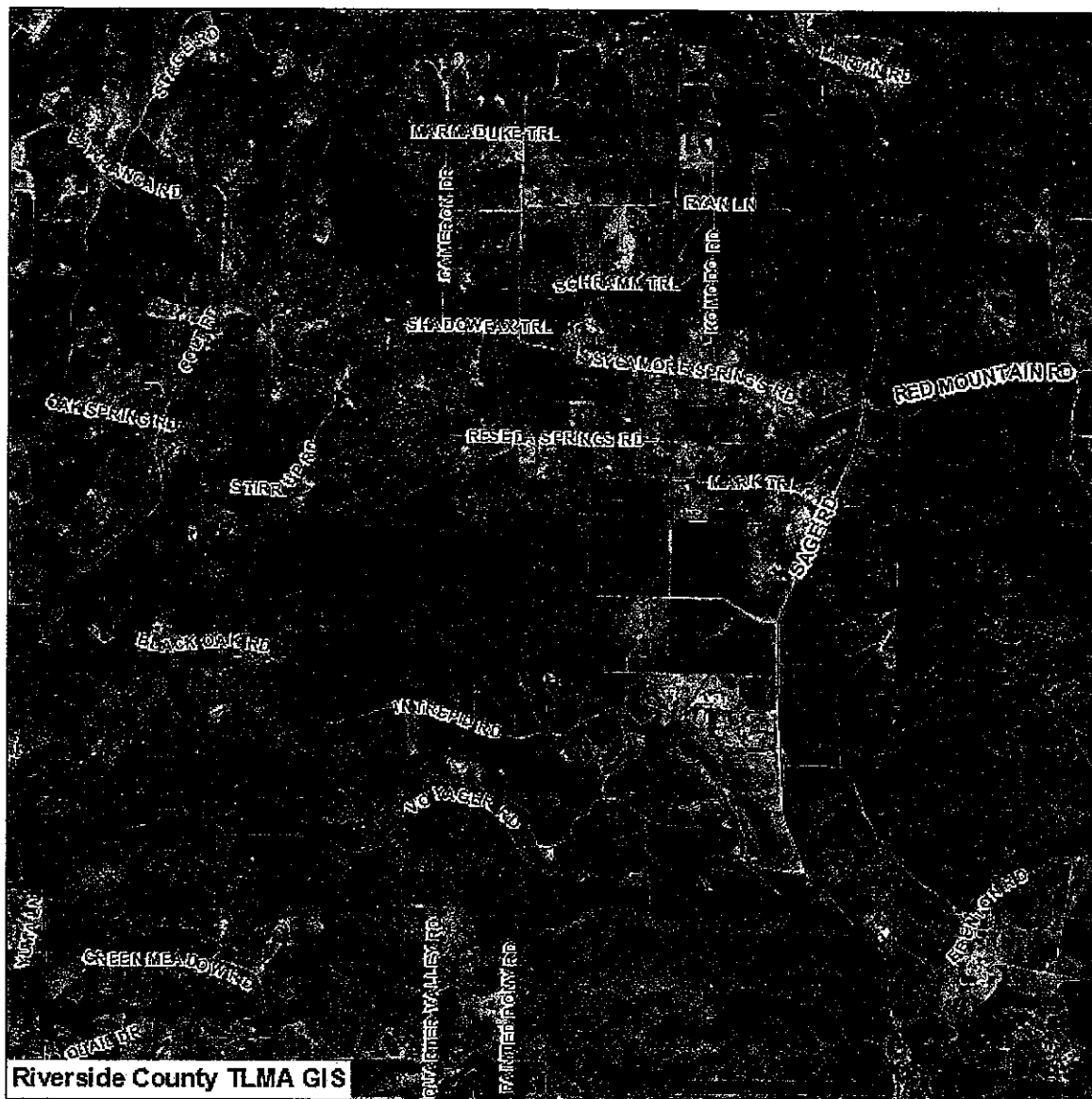
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - d. An Alquist-Priolo fault zone.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountainous Area Plan.
 - b. The boundaries of the Hemet Unified School District;
 - c. Mt. Palomar Lighting Area, Zone B approximately 17.4 Miles;
 - d. MSHCP Cell Group 'M' Criteria Cell numbers: 5490 and 5597;
 - e. Valley-Wide Recreation and Park District; and
 - f. A hazardous fire area.
4. The subject site is currently designated as Assessor's Parcel Number 470-240-017.
5. This project was filed with the Planning Department on September 4, 2008.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates December 11, 2008 and January 29, 2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,277.90.

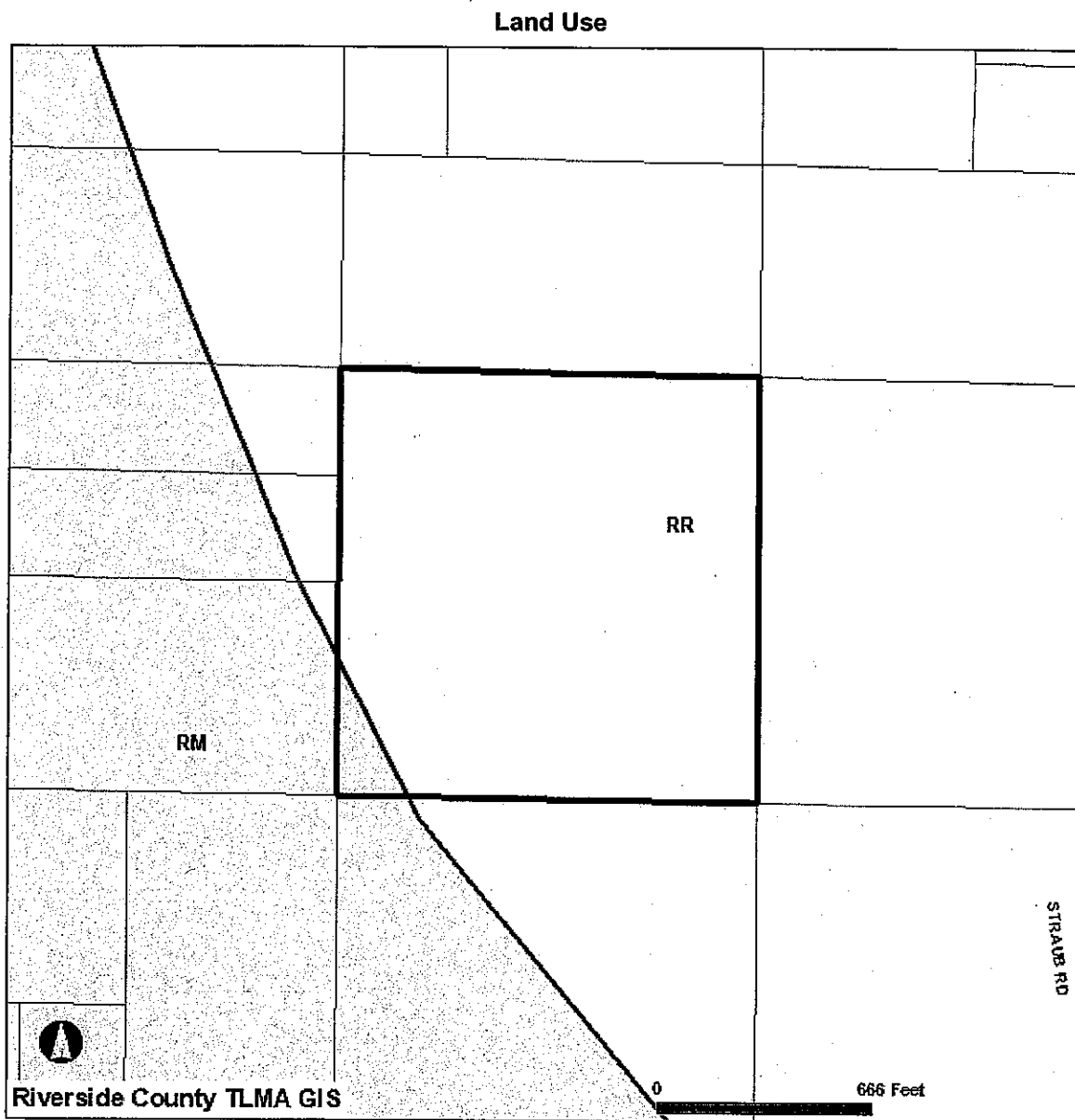
JH:jh Y:\Planning Case Files-Riverside office\PM35887\PM35887.Staff Report.doc

Vicinity

***IMPORTANT***

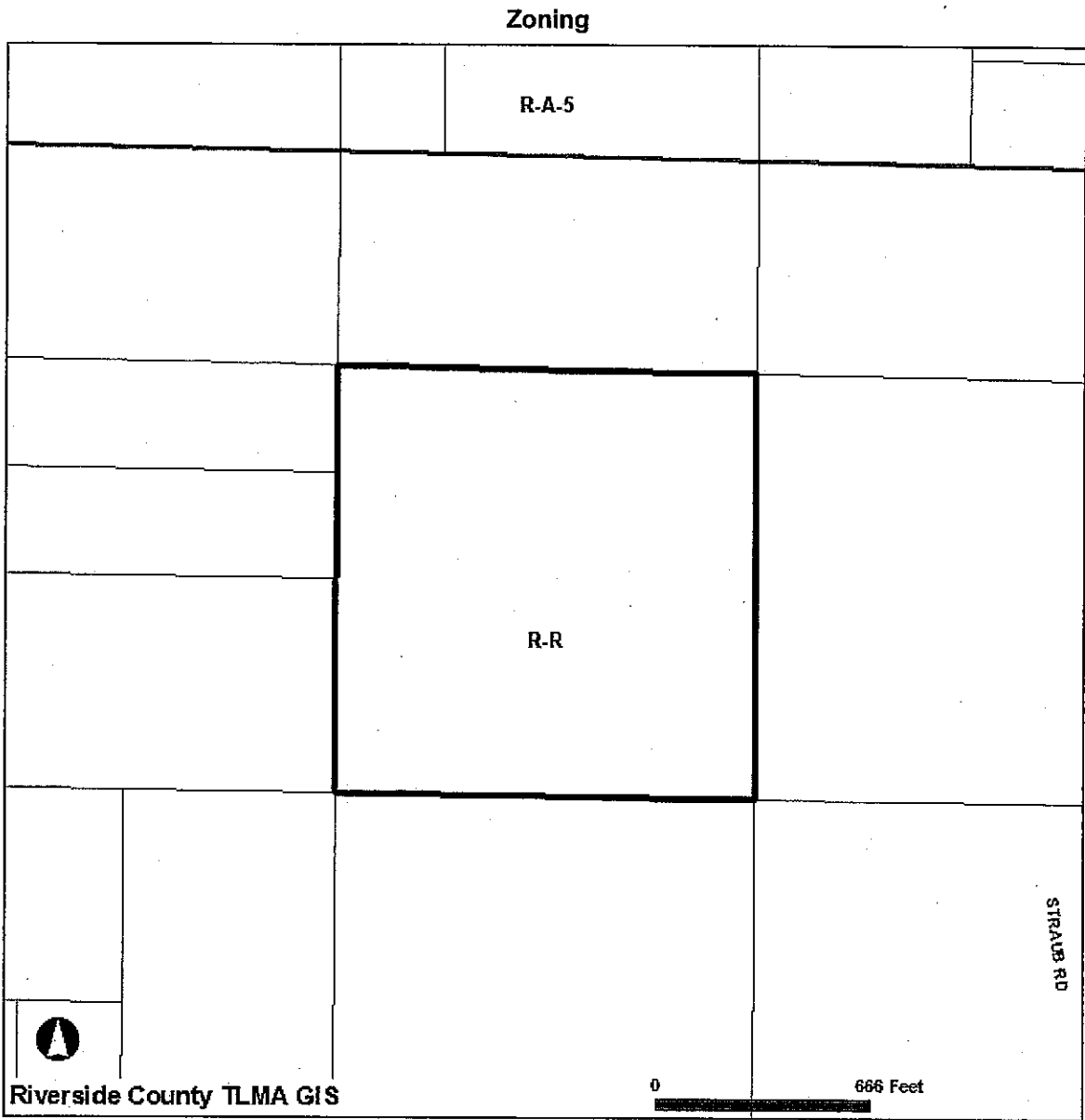
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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***IMPORTANT***

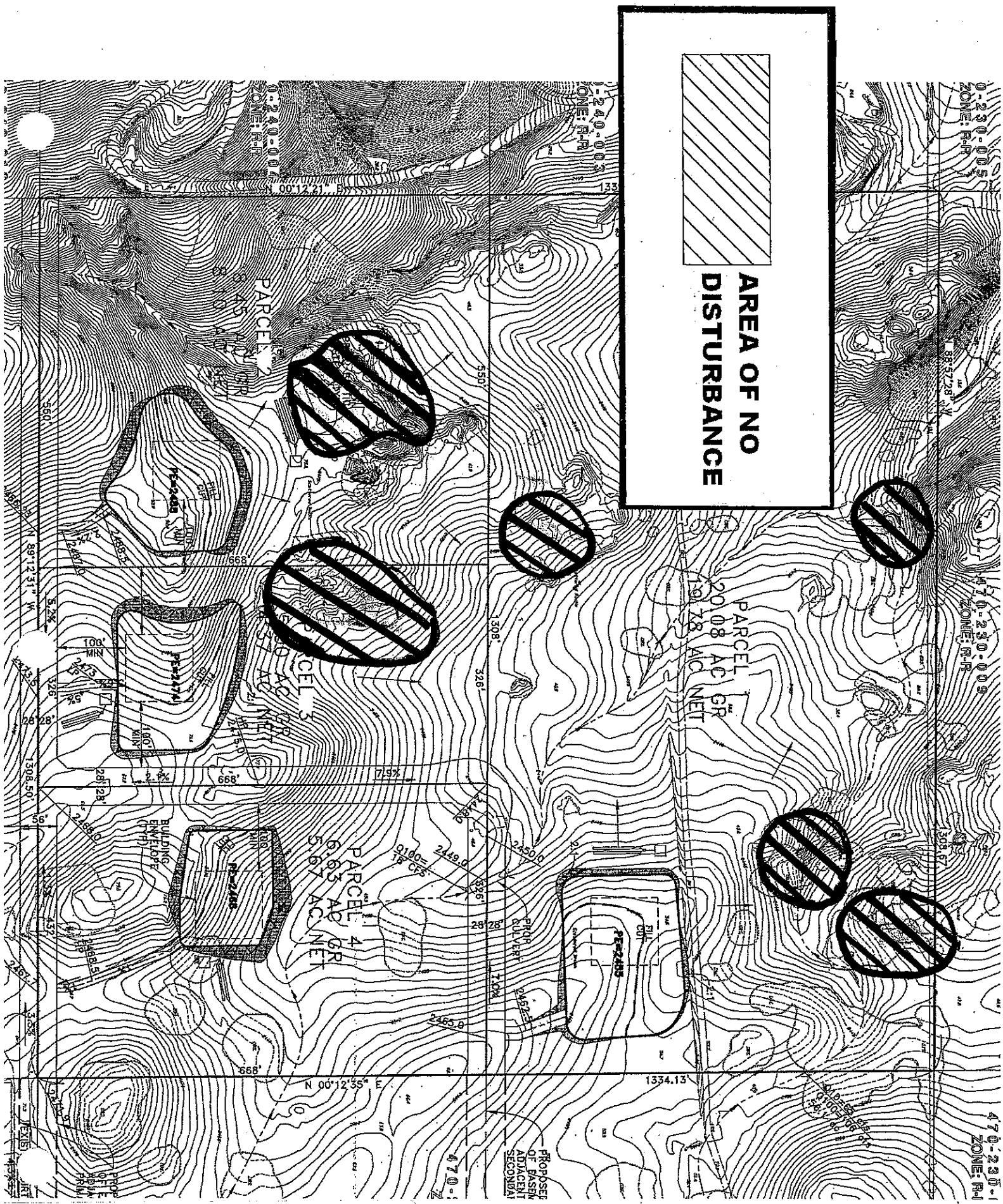
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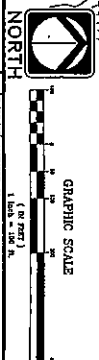
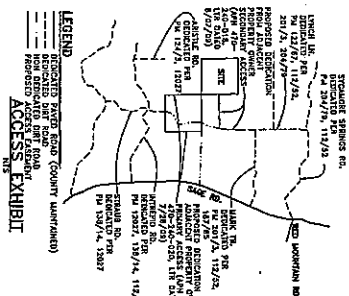
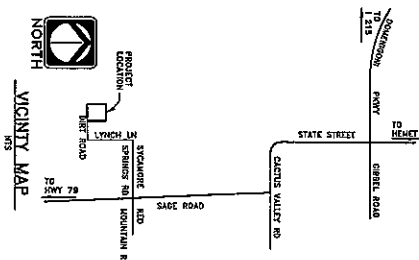
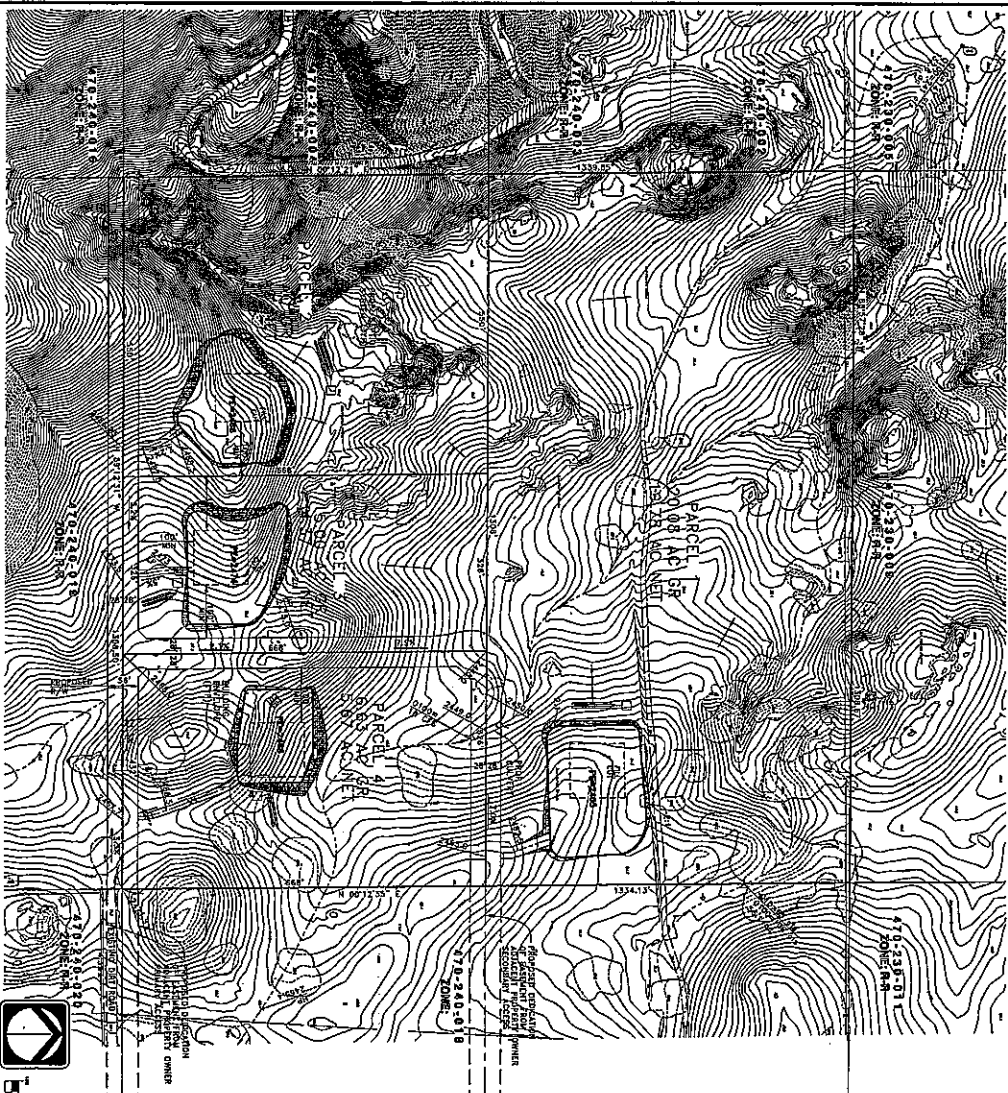
IMPORTANT
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CASE #: PM35887
EXHIBIT: E
DATED: 2/1/10
DRAWN: LUBOVI

TENTATIVE PARCEL MAP 35887



Underground Service Alert Call Toll Free 1-800-227-2600	SEAL	SEAL	APPROVED BY: _____ DATE: _____	B BLAINE A. WOMER CIVIL ENGINEERING CIVIL ENGINEERING PUBLIC WORKS 1501 N. 15TH, SUITE 100, DENVER, CO 80202 PHONE: 303.733.1000 FAX: 303.733.1001 WWW.BLAINEA.COM	12/15/08	APPROVED BY: _____ DATE: _____	SCHEDULE H COUNTY OF RIVERSIDE HUGHES PROPERTY TENTATIVE PARCEL MAP 35887	APPROVED AT 12-15-08 DATE PREPARED 5-18-08
			PAID BY: _____ DATE: _____					SHEET NO. 1

OWNER / APPLICANT
 HUGHES PROPERTY
 1501 N. 15TH, SUITE 100
 DENVER, CO 80202
 (303) 733-1000

ASSESSOR PARCEL NO.
 47-24-317

TYPOGRAPHY SOURCE
 AERIAL SURVEY PREPARED ON 12-15-2007
 BY BLAINE A. WOMER

PROPERTY DESCRIPTION
 THE NORTHWEST QUARTER OF THE SEVENTEENTH QUARTER
 SECTION 36, T4S, R12E, S17E, RANGE 12E, T4S, R12E, S17E,
 STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT NUMBER,
 THOMAS BROTHER COORDINATES

EXISTING/PROPOSED ZONING
 R-1

EXISTING/PROPOSED USE
 VACANT / RESIDENT

SURROUNDING LAND USE
 NORTH VACANT
 EAST VACANT
 WEST VACANT

UTILITIES
 WATER SUTHERLAND
 SEWER SUTHERLAND
 GAS SUTHERLAND
 TELEPHONE SUTHERLAND

FLOOD ZONE
 ZONE 0
 FEMA, PARCEL # 0602252500A, 4-15-1980

CONTIGUOUS OWNERSHIP
 NONE

SCHOOL DISTRICT
 WHEAT RIVER SCHOOL DISTRICT

NUMBER OF PARCELS
 4

ACREAGE
 40.15 GROSS/NET

NOTES
 1. THIS PROJECT IS NOT WITHIN A SPECIAL PLAN.
 2. THE PROJECT IS NOT WITHIN A COUNTY SERVICE AREA.
 3. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.
 4. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.
 5. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.
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 8. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.
 9. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.
 10. THE PROJECT IS NOT WITHIN A CITY SERVICE AREA.

EXEMPT NOTE
 NONE ARE NO EXEMPT RECORDS EXISTING
 ON THE PROPERTY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42035
Project Case Type (s) and Number(s): PM35887
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955-4641
Applicant's Name: Dana Hughes
Applicant's Address: 40194 Via Sonora, Murietta CA 92562
Engineer/Representative: Blaine Womer Civil Engineering
Engineer/Representative's Address: 41555 East Florida Ave Suite G, Hemet CA 92544

I. PROJECT INFORMATION

A. Project Description:

TENTATIVE TRACT MAP NO. 35887 proposes a Schedule "H" subdivision of 40.16 gross acres into four (4) residential parcels with a five (5) gross acre minimum lot size.

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

C. Total Project Area: 40.16 Gross Acres

Residential Acres: 40.16	Lots: 4	Units:	Projected No. of Residents: 10
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 470-240-017

E. Street References: The project site is located within the Riverside Extended Mountainous Area Plan (REMAP), northerly of Intrepid Road, southerly of Reseda Springs Road, easterly of Colt Road, and westerly of Sage Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 35, Township 6 South, Range 1 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The 40.16 gross acre property consists of a gentle downward slope originating from south side of the project site. The site contains gentle flowing hills covered with native grasses, as well as several groupings of exposed rock outcroppings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.

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

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR) (5 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)

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

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

G. Adjacent and Surrounding

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

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

3. **Land Use Designation(s):**
North/East: Rural Residential (RR)
South/West: Rural Residential (RR) and Rural Mountainous (RR)

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

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

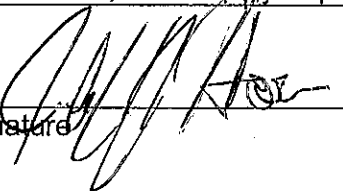
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier

EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature



12-29-09

Date

Jeff Horn, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: This project is not located near a scenic highway corridor. The project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measure required.

2. Mt. Palomar Observatory	☐	☐	☒	☐
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County Integrated Plan (RCIP)

Findings of Fact:

- a) According to the RCIP, the project site is located 17.4 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact. 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.25) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

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

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures required.

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

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☒ ☐

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☒ ☐

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☒ ☐

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

Findings of Fact:

- The proposed project site is not designated as Farmland of Prime, Unique Farmland, or Farmland of Statewide Importance and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses. However, the easterly portion of the project site is designated as Farmland of Local Importance but contains no active agricultural uses on or within the vicinity of the project site. Additionally, the land use designations for the project site, as well as the surrounding properties are Rural Residential (RR) and Rural Mountainous (RR), land uses that do not permit agricultural uses. The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- However, the land use designations for the project site, as well as the surrounding properties to the north and east are Rural: Rural Residential (R: RR), and to the south and west are Rural: Rural Residential and Rural: Rural Mountainous. The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site has no existing agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

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

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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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)?

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d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

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e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐	☐	☐	☒
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f) Create objectionable odors affecting a substantial number of people?

☐	☐	☐	☒
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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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)?

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c) Have a substantial adverse effect, either directly or

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCLIS, On-site Inspection, HANS01929

Findings of Fact:

- a) The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'M' Criteria Cell numbers: 5490 and 5597. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS1929) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The proposed project currently has a natural drainage that runs through proposed parcels 1,2, and 4 and therefore may have an adverse effect on the habitat of any endangered, threatened, candidate, sensitive, or special status species or with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors. However, no species were found during the site inspection required for HANS approval. Therefore, impacts are considered to be less than significant.
- c) The project site does not contain any riparian habitat or other sensitive natural communities. Therefore, the project could not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: On-site Inspection, Project Application Materials, PD-A 4587

Findings of Fact:

- a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, PD-A 4587

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

- a) Six (6) prehistoric milling sites have been documented within the boundaries of the subject parcel. It is likely that these sites are associated with larger prehistoric habitation sites in the nearby vicinity. No grading activities will be allowed within a minimum of 50 feet from all recorded sites. (COA 50.Planning.02 and 60.Planning.23) Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the Developer/Permit Holder for archaeological monitoring and any necessary mitigation services for the proposed grading with respect to potential impacts to subsurface archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) 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. (COA 60.Planning.02)
- b) The project site has the potential to contain archaeological site or resources; therefore, tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the 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. Should an agreement between the Developer/Permit Holder and the Tribe not be established within 45 days of the date that the Developer/Permit Holder initiates such an agreement with the Tribe, Native American monitoring may be waived by the Planning Director. (COA 60.PLANNING.01)

Additionally, 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 upon submittal of the Phase IV Archaeological Monitoring Report to the County Archaeologist. Should an agreement between the Tribe and the Developer/Permit Holder not be established within 45 days of the Developer/Permit Holder's initiation of such an agreement with the Tribe, curation will then be required in a County approved curation facility within Riverside County. The Developer/Permit Holder shall be responsible for all curation costs (COA 60.PLANNING.03)

- c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Coroner has made the necessary findings as to the origin. If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10.PLANNING.1) (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes.

- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation:

- a) Prior to map recordation of the Final Map a Environmental Constraints note shall be placed on the ECS: "County Archaeological Report no. PD-A-4587 was prepared for this property on 6-22-09 by Archaeological Associates and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. Archaeological monitoring of all permitted grading shall be required. Archaeological sites CA-RIV-9196 through -9201 shall be avoided and preserved in place with a minimum fifty (50) foot preservation buffer around each archaeological site." (COA 50.Planning.01)

Prior to map recordation of the Final Map, the six (6) archaeological sites were recorded on the subject parcel shall be preserved through a minimum fifty (50) foot preservation buffer around it where no disturbance shall occur. Buffer shall be shown and labeled on the ECS Sheet (COA 50.Planning.02)

Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. (COA 60.Planning.02)

Prior to the issuance of grading permits, it will be ensured that no grading activities will be allowed within a minimum of 50 feet from all recorded sites. (COA 60.Planning.23)

- b) Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the Pechanga Band of Luiseno Indians and the land divider/permit holder for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. (COA 60.Planning.01).

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. (COA 60.Planning.03).

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist. (COA 90.Planning.01)

Monitoring: Monitoring shall take place through the Planning Department and the Survey Departments Final Map, and Building and Safety Plan Check Process.

9. Paleontological Resources

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

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

Findings of Fact: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is not located on a known earthquake fault study zone and therefore will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death
- b) The project site will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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," REMAP Area Plan "Seismic Hazards Figure 12, RCLIS and Geologist Review

Findings of Fact:

a) This project is located in an area as indicated by the General Plan where there is no potential for liquefaction. The County Geologist has reviewed the proposed project site and concluded that no liquefaction study shall be required therefore there is a determination that no impacts for the determination that impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

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Be subject to strong seismic ground shaking?

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) The 40.16 gross acre parcel is located in a region underlain by steep slopes, therefore the project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

☐ ☐ ☒ ☐

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

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

Findings of Fact: The project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to landslide risk.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

☐ ☐ ☐ ☒

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

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- a. Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c. Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	☐	☐	☐	☒
a. Result in substantial soil erosion or the loss of topsoil?				
b. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

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

Findings of Fact:

The project will require grading for house pads on each parcel. However, impacts to substantial soil erosion or the loss of topsoil are less than significant:

- a. The project site will not result in substantial soil erosion or the loss of topsoil.
b. Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. If expansive soils are identified during building, there is sufficient area out side areas of constraint on the proposed four (4) lots for alternative building sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on or off site?

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

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) 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.BSGRADE.2)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, Geology Department Review

Findings of Fact:

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

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
an adopted emergency response plan or an emergency evacuation plan?				
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:

- a. The development of four (4) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	☐	☐	☐	☒
a. Result in an inconsistency with an Airport Master Plan?				
b. Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located within an Airport Influence Area therefore the project will not:

- a. Result in an inconsistency with an Airport Master Plan.
- b. Require review by the Airport Land Use Commission.
- c. Be located within an airport land use plan or within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
- d. Be within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The project site is located within a High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that the land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors (50.FIRE.1).

Mitigation: Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that 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 (50.FIRE.1).

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

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Flood Hazard Report/Condition.

Findings of Fact:

- a. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A well defined watercourse with a small drainage area impacts proposed Parcel 1 and Parcel 4 from the east. Another well defined watercourse impacts proposed Parcel 2 from the south. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The watercourse through Parcel 1 shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed". (COA 50.FLOOD.3).
- b. The creation of four (4) residential lots will not violate any water quality standards or waste discharge requirements.
- c. The proposed increase of three (3) lots served by ground wells will not have a substantial deplete groundwater supplies or interfere substantially with groundwater recharge The proposed four (4) lot subdivision of 40.16 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d. The proposed four (4) lot subdivision of 40.16 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e-f. Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps. The project will not place any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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housing or structures within a 100-year flood hazard area which would impede or redirect flood flows. (COA 50.FLOOD.3).

- g. The project will not otherwise substantially degrade water quality. The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

The proposed project will not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands. Therefore, the impact is considered less than significant.

Mitigation:

- a. Prior to map recordation, the natural watercourse(s) that traverse Lot 1 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. (COA 50.FLOOD.3).
- e. A note shall also be placed on the environmental constraint sheet stating, "The natural watercourse shall be kept free of all buildings and obstruction." (COA 50.FLOOD.3)".

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

24. Floodplains

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

NA - Not Applicable ☒	U - Generally Unsuitable ☐	R - Restricted ☐
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒
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?	☐	☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A well defined watercourse with a small drainage area impacts proposed Parcel 1 and Parcel 4 from the east. Another well defined watercourse impacts proposed Parcel 2 from the south. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The watercourse through Parcel 1 shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed". (COA 50.FLOOD.3).
- b. The proposed four (4) lot subdivision of 40.16 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project site will not make changes in the amount of surface water in any water body.

Mitigation: Prior to map recordation, the natural watercourse(s) that traverse Lot 1 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. (COA 50.FLOOD.3).

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

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?

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

☐	☐	☐	☒
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed project is for the subdivision of four (4) single-family residential lots with a 5 acre minimum. The project site is scattered single-family residential to the north is scattered single-family residential and agricultural uses to the east, and vacant land to the south and west.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. The proposed project's Land Use Designation is Rural: Rural Residential (R:RR) (5 Acre Minimum). The properties to the north, south, east, and west is Rural: Rural Residential (R:RR) (5 Acre Minimum), as well as Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west. This project will not result in a substantial alteration of the present or planned land use of the area.
- b. The project is not within a city sphere of influence, therefore will not affect land use within adjacent cities or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a. The project's existing zone is Rural Residential (R-R). The proposed four (4) lot subdivision of 40.16 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-R zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed four (4) lot subdivision of 40.16 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed four (4) lot subdivision of 40.16 gross acres is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed four (4) lot subdivision of 40.16 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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?

☐	☐	☒	☐
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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?

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

☐	☐	☐	☒
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d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

- The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- The project site is not located adjacent to a State classified or designated area or existing surface mine.
- The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

☐	☐	☐	☒
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a. For a project located within an airport land use plan or, where such a plan has not been adopted,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project	☐	☐	☒	☐
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed four (4) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
33. Housing	☐	☐	☐	☒
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of 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 Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed development is for the subdivision of 40.16 gross acres into four (4) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services

☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.13).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

☐	☐	☒	☐
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Source: RCIP

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Condition of Approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.13).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

☐
☐
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☐

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.7)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

☐
☐
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☐

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 10.PLANNING.11)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

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

38. Health Services

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Source: RCIP

Findings of Fact: The proposed four (4) lot subdivision of 40.16 gross acres would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

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

Findings of Fact:

- a. The proposed four (4) lot subdivision of 40.16 gross acres is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c. All projects are required to pay parks and recreation fees to the Valley-Wide Parks and Recreation or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (COA 50.Planning.9), (COA 90.Planning.8). Since this is not unique mitigation, impacts are determined to be less than significant. The project site is located within the Valley-Wide Recreation and Parks District.

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

Monitoring: No monitoring measures are required.

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: There are no trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

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)?

b. Result in inadequate parking capacity?

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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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Source: RCIP, Transportation Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Per Transportation Department, a traffic study for the subject project is not required and has been determined that the project is exempt from traffic study requirements (10.TRANS.1) Therefore, the proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Given that the scope of work for the proposed project is relatively small, the scale of the project will not be substantial enough to exceed a level of service standard established by the county congestion management agency, result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails

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Source: RCIP

Findings of Fact: There are no bike trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

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Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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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?

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Source: Department of Environmental Health Review

a-b) This project will require the installation of septic tanks and leach lines. However, do to the large amount of acreage for the overall site; the installation of four (4) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. Solid Waste

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

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

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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, Utility Purvey Agency Letters

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a	☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

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

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

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Source: Staff review, Project Application Materials

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

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

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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

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

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

PD-A 4587: "A Phase I Cultural Resources Assessment," prepared by Archaeological Associates, dated June 22, 2009.

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

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

JH:jh

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Revised: 1/6/09

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RCCEL MAP Parcel Map #: PM35887

Parcel: 470-240-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 40.16 gross acres into four (4) residential parcels with a five (5) gross acre minimum lot size.

10. EVERY. 2 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35887 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35887, Amended No. 1, dated January 5, 2009.

EXHIBIT E = Limits of Disturbance for Parcel Map No. 35587, dated February 1, 2010.

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

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

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

FIRE DEPARTMENT

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 35887 is a proposal to subdivide 40.71-acres into four parcels in Rancho California area. The project site is located easterly of Colt Road, westerly of Sage Road, southerly of Reseda Springs Road, and northerly of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Intrepid Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A well defined watercourse with a small drainage area impacts Parcel 1 and Parcel 4 from east. Another well defined watercourse impacts parcel 2 from the south. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The watercourse through lot 1 shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

The project site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3 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. 4 MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 9 MAP - ZONING STANDARDS

RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 10 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. 12 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.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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

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

10.PLANNING. 13 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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

RECOMMND

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

10.PLANNING. 16 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 16

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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

10.PLANNING. 17

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 3 MAP - 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

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10. GENERAL CONDITIONS

10. TRANS. 3

MAP - STD INTRO 3 (ORD 460/461) (cont.)

RECOMMND

all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50. FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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

50. FIRE. 2

MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50.FIRE. 6

MAP-#98-ECS-HYD/WTR TANK

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2

MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

50.FLOOD RI. 3

MAP DELINEATE WC ON ECS (PAR)

RECOMMND

The natural watercourse(s) that traverse Lot 1 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

50.FLOOD RI. 8

MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-4587 was prepared for this property on 6-22-09 by Archaeological Associates and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. Archaeological monitoring of all permitted grading shall be required. Archaeological sites CA-RIV-9196 through -9201 shall be avoided and preserved in place with a minimum fifty (50) foot preservation buffer around each archaeological site."

50.PLANNING. 2 MAP - ARCHAEO SITE PRESERVATIO

RECOMMND

Six (6) archaeological sites were recorded on the subject parcel as determined by PD-A-4587. All six archaeological sites shall be preserved through avoidance of any grading or building activities.

In substantial conformance with APPROVED EXHIBIT E, on the Environmental Constraints Sheet, Archaeological Sites shall each have a labeled fifty (50) foot preservation buffer where no disturbance shall occur. The buffers shall be determined using the site boundary information on the archaeological site recordation forms on file with the Eastern Information Center. Buffer determinations shall be made prior to map and ECS recordations and each one identified as "Sensitive Resources Area".

50.PLANNING. 3 MAP - PREPARE A FINAL MAP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4

MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

50.PLANNING. 9

MAP - QUIMBY FEES (1)

RECOMMND

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

50.PLANNING. 15

MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 16

MAP - ECS SHALL BE PREPARED

RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 17 MAP - ECS EXHIBIT RECOMMND

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

50.PLANNING. 20 MAP - 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. 22 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. 25 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.

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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 - 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. 4

MAP - R-O-W DEDICATED 1

RECOMMND

Sufficient public street right-of-way along the southerly project boundary (unnamed cul-de-sac) shall be dedicated for public use to provide for a 28 foot half-width right-of-way.

Sufficient public street right-of-way for unnamed interior streets of the project (PM35887) shall be dedicated for public use to provide for a 56 foot full-width right-of-way.

50.TRANS. 5

MAP - ACCESS RD TO PUBLIC RD2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

1. Said off-site access road shall be the easterly extension of unnamed cul-de-sac (along the southerly project boundary) through APN: 470-240-018 to the easterly property line of APN: 470-240-018 and along the easterly property line of APN: 470-240-020 to the southerly property line of APN: 470-240-020 and westerly along the southerly property line of APN: 470-240-020 to

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ACCESS RD TO PUBLIC RD2 (cont.) RECOMMND

Straub Road and the southerly extension of Straub Road to Intrepid Road and the easterly extension of Intrepid Road to a paved County maintained Sage Road.

2. Said off-site access road shall be along the easterly extension of the northerly parcel line of parcel 4 (PM35887) through APN: 470-240-018 to Lynch Lane and the northerly extension of Lynch Lane (TR32896) to Mark Trail and the easterly extension of Mark Trail to a paved County maintained Sage Road.

50.TRANS. 6 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. 7 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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). 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 35887 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Six prehistoric milling sites have been documented within the boudnaries of the subject parcel. It is likely that these sites are associated with larger prehistoric habitation sites in the nearby vicinity. Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the Developer/Permit Holder for archaeological monitoring and any necessary mitigation services for the proposed grading with respect to potential impacts to subsurface archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal respresentative(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, a copy of a fully executed contract for archaeological monitoring srvcies, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 13

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 ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 19

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

MAP - SKR FEE CONDITION (cont.)

RECOMMND

iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 20

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. 21

GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in the archaeological technicals tudy, archaeological monitoring of earth-disturbing activities is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 22

GEN - SPECIAL INTEREST MONITOR

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring of the grading activities shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

GEN - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 23

MAP - LIMITS OF DISTURBANCE

RECOMMND

No grading shall be allowed within the Limits of Disturbance as deliniated on APPROVED EXHIBIT E.

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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 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35887 based on Sladden Engineering's Soils Percolation Report Project#644-07174 dated January 28, 2008.

Upon building submittal, the applicant must provide DEH with at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record.

Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED

RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

***Please note that if groundwater encroachment is observed further engineering and Regional Water Quality Control Board Clearance may be required.**

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SANTA GERTRUDIS VALLEY ADP

RECOMMND

PM 35887 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

02/22/10
17:46

Riverside County LMS
CONDITIONS OF APPROVAL

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CEL MAP Parcel Map #: PM35887

Parcel: 470-240-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

90.E HEALTH. 2 USE- E.HEALTH CLEARANCE REQ

INEFFECT

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 3 USE-FEE STATUS

INEFFECT

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

02/22/10
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Riverside County LMS
CONDITIONS OF APPROVAL

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CEL MAP Parcel Map #: PM35887

Parcel: 470-240-017

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 7

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.16 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 8

MAP - QUIMBY FEES (2)

RECOMMND

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

90.PLANNING. 9

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine

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Riverside County LMS
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RCEL MAP Parcel Map #: PM35887

Parcel: 470-240-017

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 24, 2008

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

RE: Tentative Parcel Map (TPM) No. 35887
Proposal: Subdivision of 40.71 gross acres into four (4) residential parcels
APN: 470-240-017

Dear Mr. Horn:

The Riverside County Waste Management Department has reviewed the proposed project north of Intrepid Road, east of Colt Road, and west of Sage Road, in the Riverside Extended Mountain Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

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

Sincerely,

Ryan Ross
Planner IV

RR:JV/jv

PD 72361v4



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

March 11, 2009

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

VIA E-Mail and USPS

RE: Request for Information for PM 35887, APN 470-240-017, 40-Acres Located near Lynch Lane (Archaeological Associates)

Dear Mrs. White;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced project. After reviewing the provided maps and internal documents, we have determined that the project area is not within reservation lands although it is within our ancestral territory. At this time, we are interested in commenting and participating in this project based upon traditional knowledge of the area. The Tribe is aware of at least seven (7) sites within a close proximity to the Project and we are concerned about potential additional resources within the boundaries based upon the high number of rock outcroppings and possible water sources.

Currently the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government to government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring by a qualified Archaeologist and the Pechanga Tribe will be required during earthmoving activities. The Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahoover@pechanga-nsn.gov or 951-308-9295.

Sincerely,

Anna M. Hoover
Cultural Analyst



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseno Mission Indians

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

December 23, 2009

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Jim McPherson

VIA E-MAIL and USPS

Mr. Jeff Horn
Riverside County TLMA
Project Planner
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Re: Pechanga Tribe Comments on Tentative Parcel Map 35887, APN 470-240-017

Dear Mr. Horn:

This comment letter is written on behalf of the Pechanga Band of Luiseno Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian

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

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base to properly evaluate the Project's effects, as well as preparing adequate mitigation measures.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, most have included Lake Skinner and the surrounding areas in their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Smith and Freers 1994), and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history begins with the creation of all things at *'éxva Teméeku (EHK-vah Te-MEH-koo)*, known today as Temecula. The first people or *Káamalam* (KAH-mah-lam) were born at this location and dispersed to all corners of creation (what is today known as Luiseño territory). The last of the *Káamalam* born was *Wuyóot* (We-YAUGHT). He was innately gifted with innate knowledge and he learned how to make the first food, *tóovish* (TOH-vish, white clay), to feed the *Káamalam*. It is said *Wuyóot* gave the people ceremonial songs when he lived

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

at 'éxva Teméeku.³ According to the creation narratives, *Wuyóot* was poisoned, and in an attempt to be cured, he visited several hot springs within Luiseno territory. The First People followed *Wuyóot* throughout the territory and he named the places as they traveled. Upon *Wuyóot*'s death, he was taken to 'éxva Teméeku and cremated. *Wuyóot*'s passing was the first death of the *Káamalam*.

Many traditions and stories are passed from generation to generation by songs. Three specific songs, called *Monívol*, relate the places and landmarks that were destinations of the Luiseno ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). A traditional song recounts the travels of eagle, as he searches for a place where there was no death. His travels begin at Temecula, flying north to San Bernardino and then to the east, south, and west through Julian, Cuyamaca, and Palomar, and returning to Temecula. In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the southern portion of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseno territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseno ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseno basket designs and can be observed in remaining baskets and textiles today. While there are no known *tóota yixélval* near to the Project, there is a high probability that petroglyphs, pictographs and cupules could be identified because of the high number of rock outcrops located in the area and the high number of settled areas that have been recorded within a close proximity.

³ Constance DuBois 1908. The Religion of the Luiseno Indians of Southern California. *University of California Publications in American Archaeology and Ethnology* 8(3):69-186.

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Lake Skinner and the surrounding areas, are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

The Tribe would welcome to opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Tribe is in receipt of the Archaeological Survey Report⁴ however we have not received any additional environmental documents. The Proposed Project is located in a sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Based upon the archaeological report, there are ten cultural sites within a one-mile radius of the Project, including two sites that have extensive milling stations, midden and other artifacts (CA-RIV-1565 and -1566). During the survey, the Project archaeologist also identified six additional sites consisting of milling features (CA-RIV-9196 to -9201). The report concludes that these are most likely satellite areas for a much larger habitation site, such as RIV-1565 and/or -1566. However, no additional mitigation measures were recommended. The report further suggests that recordation of these sites is sufficient to make a determination of no significance under CEQA.

The Tribe disagrees with the report's final recommendations. On March 11, 2009 the Tribe submitted comments to the Project archaeologist in response to the scoping letter. The Tribe expressed concerns about the potential for impacting unknown cultural resources because of the area's sensitivity, the number of known resources, the presence of large boulder outcrops, and also documented water sources in this area. All of these components are commonly associated with habitation areas and their presence increases the chance of buried deposits. The Tribe does not understand how these sites can be determined as not significant per CEQA based solely upon visual identification. The report ties these sites to other larger sites in the landscape, creating a larger habitation area that is culturally significant to the Tribe and most likely could be determined archaeologically significant. The author seems to rely solely on the absence of

⁴ A Phase I Cultural Resources Assessment of a 40.16-Acre Parcel as Shown on TPM 35887 Located West of Lynch Lane, Near Sage, Unincorporated Riverside County, Archaeological Associates, June 22, 2009

surface resources for the conclusion that subsurface deposits are unlikely. Given the numerous indicators of habitation in and around the Project area, the Tribe believes that subsurface resources may be impacted. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether a cultural resource is significant.

The Tribe understands that under the current plan, these sites are to be avoided and preserved and that County ECS sheets are to be filed for them. The Tribe appreciates the County and the Project Applicant's efforts for designing the project to avoid direct impacts to these sites and significant cultural areas. In the meantime, the Tribe requests that the archaeological report be revised to indicate that no significance determination can be made based on the Phase I study. Further, in the event that these sites are to be impacted by the proposed or any future development, which possibility the report contemplates, a complete Phase II program should be completed, in consultation with the Pechanga Tribe, and should take into account the other cultural features within the landscape in order to make a full significance determination.

The Tribe also disagrees that no further mitigation measures are necessary. As requested in our scoping response, mitigation monitoring during all earthmoving activities by both a Riverside County qualified archaeologist *and* a Pechanga Tribe monitor should occur. It is our understanding that the County Conditions of Approval currently include both tribal and archaeological monitoring. We request that the mitigation measures be revised to include these conditions.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests that the County continue to work with us to ensure that an adequate environmental assessment is completed, including developing appropriate monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors be required during all ground-disturbing activities conducted in connection with the Project, including any additional archeological excavations.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the

Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Application/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

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

PROJECT MITIGATION MEASURES

The Tribe understands that an Initial Study and Mitigated Negative Declaration (MND) still must be prepared for this Project. The Tribe intends to work with the County, Project Applicant and Project Archaeologist to thoroughly evaluate and assess potential impacts to the Project Area. Once that process is completed, the Tribe may submit additional mitigation suggestions to specifically address impacts to any sites or resources found during the archaeological site assessments. For the present time, the Tribe asks that, at a minimum, the County include the following mitigation measures in its environmental assessment documents:

- MM 1** Prior to beginning project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the

monitoring program, and to coordinate with the County of Riverside and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

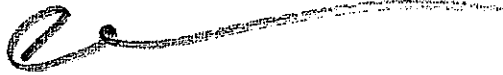
- MM 3** All documented sites located within the Project area shall be avoided, when feasible.
- MM 4** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County of Riverside (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
- MM 5** If human remains are encountered, California 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 California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)" within 48 hours of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.
- MM 6** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

MM 7 All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

MM 8 If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF DIRECTORS

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Larry Minor
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Director

John Bragg
Director

Jeffrey R. Leatherman
General Manager

February 16, 2010

Jeff Horn
Riverside County Planning Dept.
P.O. Box 1409
Riverside, California 92502-1409

Re: Tentative Parcel Map No. 35887

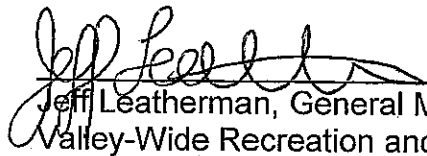
Dear Mr. Horn:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration and has the following comments:

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

If you have any questions or require additional information please call me at (951) 654-1505.

Sincerely,


Jeff Leatherman, General Manager
Valley-Wide Recreation and Park District

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| ☐ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☒ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Pm 35887

DATE SUBMITTED: 9-4-08

APPLICATION INFORMATION

Applicant's Name: Dana Hughes

E-Mail: _____

Mailing Address: 40194 Via Sonora

Murrieta, CA 92562 Street

City State ZIP

Daytime Phone No: (951) 445-6667

Fax No: () _____

Engineer/Representative's Name: Blaine Womer Civil Engineering

E-Mail: pam@bawce.com

Mailing Address: 41555 East Florida Avenue, Suite G

Hemet, CA 92544 Street

City State ZIP

Daytime Phone No: (951) 658-1727

Fax No: (951) 658-9347

Property Owner's Name: Dana & Katherine Hughes

E-Mail: _____

Mailing Address: 40194 Via Sonora

Murrieta, CA 92562 Street

City State ZIP

Daytime Phone No: (951) 445-6667

Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1011 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

Pa 42035

CFG 05384

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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 processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dana Hughes

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Dana Hughes

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Katherine Hughes

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 470-240-017

Section: 35 Township: 6 South Range: 1 West

Approximate Gross Acreage: 40.71 Acres

General location (cross streets, etc.): North of Intrepid Road, South of Reseda Springs Road, East of Colt Road, West of Sage Road.

Thomas Brothers map, edition year, page number, and coordinates: Page 901, D-5 and 6 (2006 Edition)

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide approximately 40 acres into four (4) parcels ranging in size from 5 acres to 19+ acres in size.

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 9,850 cy

Estimated amount of fill = cubic yards 9,850 cy

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☒ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____

Date 2/27/08

Owner/Representative (2) Katherine Hughes

Date 2/27/08

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 35887 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Dana Hughes – Engineer/Representative: Blaine Womer Civil Engineering - Third Supervisorial District – Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Intrepid Road, southerly of Reseda Springs Road, easterly of Colt Road, and westerly of Sage Road – 40.71 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The parcel map proposes a Schedule H subdivision of 40.71 gross acres into four (4) residential parcels with a minimum parcel size of five (5) gross acres – APN: 470-240-017. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: March 8, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 Director 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/29/09.

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

APN (s) or case numbers Pm 35887 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

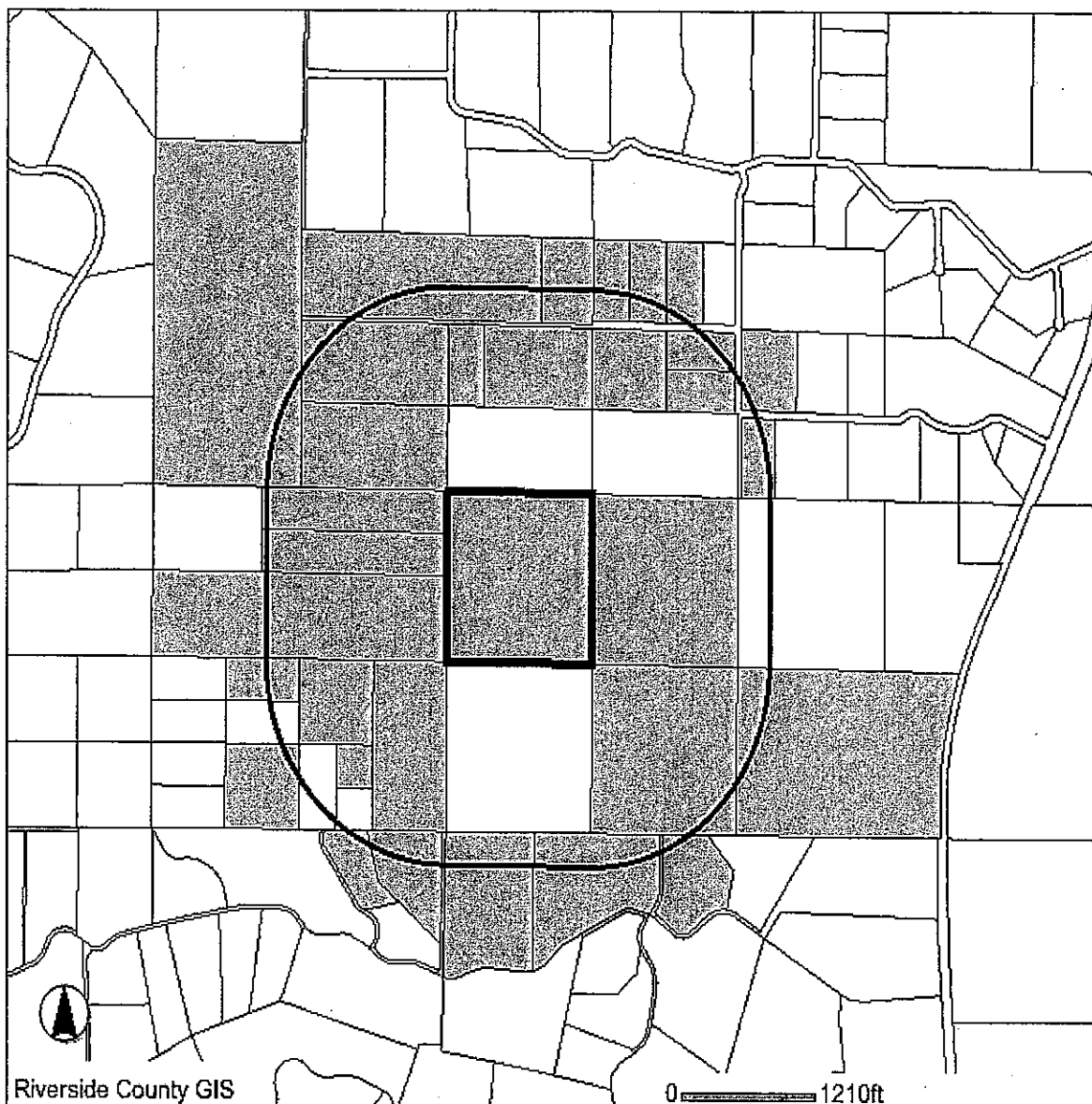
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 12/30/09 CO
EXPIRES: 12/29/10

1600 feet buffer

**Selected parcel(s):**

470-210-029	470-210-030	470-220-003	470-230-001	470-230-005	470-230-012	470-230-015
470-230-016	470-230-017	470-230-020	470-230-021	470-230-022	470-230-023	470-230-024
470-230-025	470-230-026	470-240-002	470-240-003	470-240-004	470-240-007	470-240-011
470-240-012	470-240-014	470-240-016	470-240-017	470-240-018	470-240-020	915-450-028
915-450-029 915-470-004 915-470-005 915-470-021						

IMPORTANT

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

MAP PRINTED ON...12/29/2009

APN: 470210029 ASMT: 470210029
CHARLES R KNAPP
DEBORA L KNAPP
41025 MARK TR
HEMET CA. 92544

APN: 470210030 ASMT: 470210030
JAMES R ROBERTS
HELEN M ROBERTS
41010 MARK TRAIL TR
HEMET CA. 92544

APN: 470220003 ASMT: 470220003
GF ONE
C/O FOUR BAR
13752 LEGEND WAY NO 101
BROOMFIELD CO 80020

APN: 470230001 ASMT: 470230001
JAMES B MOORE
SANDRA L MOORE
6801 CIRCLE VIEW DR
NEW HOPE PA 18938

APN: 470230005 ASMT: 470230005
LANCE MCCALLAR SANDON
TAMARA J B SANDON
39450 BELLA VISTA RD
TEMECULA CA 92592

APN: 470230012 ASMT: 470230012
LIVE OAKS RANCH LTD
C/O JOE MOORE
1633 IRIS AVE
TORRANCE CA 90503

APN: 470230015 ASMT: 470230015
RICHARD M KLARIN
16651 CALNOVA DR
ENCINO CA 91436

APN: 470230016 ASMT: 470230016
JASON K BAKER
DEBBIE R BAKER
40830 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230017 ASMT: 470230017
MARY LYNNE WRIGHT
40890 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230020 ASMT: 470230020
PATRICIA J KRAMER
302 ALVARADO ST
REDLANDS CA 92373

APN: 470230021 ASMT: 470230021
DAVID R ANDERSON
BONNIE S ANDERSON
40460 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230022 ASMT: 470230022
DEBORA ANN SIGLER
40585 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230023 ASMT: 470230023
VIRGINIA L HOPKINS
40425 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230024 ASMT: 470230024
ELLIOTT C NISSIM
ANDREA NISSIM
34135 CAMERON DR
HEMET CA 92544

APN: 470230025 ASMT: 470230025
RONALD GENE LAWLER
KELLY JEAN LAWLER
35389 LYNCH LANE
HEMET CA. 92544

APN: 470230026 ASMT: 470230026
SCOTT DEARDORFF
BETH DEARDORFF
40995 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470240002 ASMT: 470240002
TOM A BARNES
PAULA J BARNES
P O BOX 1860
TUSTIN CA 92780

APN: 470240003 ASMT: 470240003
MARY CARMEN HEATON
P O BOX 4244
HEMET CA 92546

APN: 470240004 ASMT: 470240004
BILLY D GILILLAND
PATRICIA A GILILLAND
2768 BLUE SPRUCE DR
HEMET CA 92545

APN: 470240007 ASMT: 470240007
JOSEPH K KAVANAGH
9390 CONATY PL
RIVERSIDE CA 92503

APN: 470240011 ASMT: 470240011
ALDRICH FERNANDEZ
JANICE FERNANDEZ
26136 PINE VALLEY RD
SUN CITY CA 92586

APN: 470240012 ASMT: 470240012
SAMUEL J ARMSTRONG
BETTY S ARMSTRONG
1115 VIA VALLARTA
RIVERSIDE CA 92506

APN: 470240014 ASMT: 470240014
MAMIE PEMBROKE
C/O H M PEMBROKE
P O BOX 10619
COSTA MESA CA 92627

APN: 470240016 ASMT: 470240016
DAVID E SCHIBLER
LORAIN S SCHIBLER
CAROL S COBURN
C/O CAROL S COBURN
3533 FORTUNA RANCH RD
ENCINITAS CA 92024

APN: 470240017 ASMT: 470240017
DANA N HUGHES
KATHERINE M HUGHES
40194 VIA SONORA
MURRIETA CA 92562

APN: 470240018 ASMT: 470240018
DUNCAN MESA PROP
C/O LANCE SANDON
39450 BELLA VISTA RD
TEMECULA CA 92592

APN: 470240020 ASMT: 470240020
DEBORAH KIM SCHEID
35595 STRAUB RD
HEMET CA. 92544

APN: 915450028 ASMT: 915450028
WALLACE M LIRA
SYLVIA LIRA
30370 SUMMERSIDE ST
MURRIETA CA 92563

APN: 915450029 ASMT: 915450029
KEITH CADDY
BRIAN BOULTINGHOUSE
40571 NEWTOWN DR
TEMECULA CA 92591

APN: 915470004 ASMT: 915470004
WILLIAM CURTIS
DEBORAH CURTIS
4081 CARLOTTA ST
SIMI VALLEY CA 93063

APN: 915470005 ASMT: 915470005
GREG E FOWLER
AIDA E FOWLER
40520 INTREPID RD
HEMET CA. 92544

APN: 915470021 ASMT: 915470021
SANTO GERACI
ROSE ANN GERACI
S GERACI
R ANN GERACI
41550 INTREPID RD
HEMET CA. 92544

Anza Municipal Advisory Council
P.O. 391076
CA 92539

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

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

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

Applicant/Owner:
Dana & Katherine Hughes
40194 Via Senora
Murrieta, CA 92562

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

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

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

Eng-Rep:
Blaine Womer Civil Engineering
41555 East Florida Ave., Ste. G
Hemet, CA 92544

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

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

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0809411

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

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

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

Received from: HUGHES DANA
paid by: CK 1034

\$64.00

CALIFORNIA FISH AND GAME FOR EA42035
paid towards: CFG05386 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 04, 2008 15:19
DOKEITH posting date Sep 04, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0916426

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

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

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

Received from: HUGHES DANA
paid by: CK 1077

\$2,010.25

CALIFORNIA FISH AND GAME FOR EA42035

paid towards: CFG05386 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 03, 2009 10:56
SBROSTRO posting date Dec 03, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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