



RIVERSIDE COUNTY
PLANNING DEPARTMENT

file

Carolyn Syms Luna
Director

DATE: October 4, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE TRACT MAP NO. 36280 / CHANGE OF ZONE NO. 7749

(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

Need Director's signature by 10/6/11
Please schedule on the November 15, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5613)

Do not send these documents to the County Clerk for
posting until the Board has taken final action on the subject cases.

Bos sent 10/18/11

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 27, 2011

SUBJECT: CHANGE OF ZONE NO. 7749/TENTATIVE TRACT MAP NO. 36280 - Intent to adopt a Mitigated Negative Declaration – Applicant: Edgar Forcier – Third Supervisorial District - Location: Northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras – REQUEST: The Change of Zone will change the site's zoning from R-A-20 to R-A-20 and R-A-10. The Tentative Map is a Schedule "D" subdivision of 30.77 gross acres into two residential lots, 10.7 gross acres and 20.0 gross acres, respectively.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42255, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7749, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 36280, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Carolyn Syme Lurja
Planning Director

Initials: CSL:ar/dm
D.M.

(Continued on next page)

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

Dep't
Per Exec. Ofc.:
mm.:
Consent
Policy
☐ Consent
☐ Policy
☒ Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7749/TENTATIVE TRACT MAP NO. 36280

Page 2 of 2

BACKGROUND: At the September 16, 2011 Planning Commission, a concern was raised regarding the reason for processing this 2 parcel split as a tentative tract map. It was explained that because the owner of this property was involved in processing the underlying subdivision, it was necessary, in order to avoid violating the Subdivision Map Act and County Ord. No. 460, to convert this subdivision, which was originally submitted as a tentative parcel map, to a tentative tract map. This subdivision was subsequently conditioned as a Schedule "D" tract map.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 6, 2011**

- I. **AGENDA ITEM 3.4: CHANGE OF ZONE NO. 7749 and TENTATIVE TRACT MAP NO. 36280 -**
Intent to adopt a Mitigated Negative Declaration – Applicant: Edgar Forcier – Engineer/Representative: Ross Land Development - Third Supervisorial District - Rancho California Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (5 Acre Minimum) (R:RR) – Location: Northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras – 30.77 Gross Acres - Zoning: Rural Agricultural – 20 Acre Minimum (R-A-20). (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The Change of Zone will change the zoning on the site from R-A-20 to R-A-20 and R-A-10. The Tentative Tract Map is a Schedule "D" subdivision of 30.77 gross acres into two (2) residential lots, 10.77 gross acres and 20.00 gross acres, respectively.

VI. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Adrienne Rossi, at 951-955-6925 or e-mail arossi@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

VII. **CONTROVERSIAL ISSUES**

NONE

VIII. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0, Commissioner Snell absent.

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42255**, 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 of **CHANGE OF ZONE NO. 7749**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED of **TENTATIVE TRACT MAP NO. 36280**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.: **3 . 4**
Area Plan: Riverside Extended Mountain
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Adrienne Rossi
Planning Commission: September 6, 2011

CHANGE OF ZONE NO. 7749
TENTATIVE TRACT MAP NO. 36280
Environmental Assessment No. 42255
Applicant: Edgar and Peggy Forcier
Engineer/Representative: Ross Land Development

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the zoning on the site from Residential Agricultural - 20-Acre Minimum (R-A-20) to Residential Agricultural - 20 Acre Minimum (R-A-20) and Residential Agricultural - 10 Acre Minimum (R-A-10). The Tentative Tract Map is a schedule "D" subdivision of 30.77 gross acres into two residential lots, 10.77 gross acres and 20.00 gross acres in size, respectively.

The project site is located northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras.

ISSUES OF POTENTIAL CONCERN:

Research showed that Edgar R. Forcier, one of the property owners of the subject property (Portion of Parcel 8 of PM15765), was one of the owners involved in the underlying subdivision (Parcel Map No. 15765 PM 101/22, copy attached to staff report package); which created 10 parcels. In order to comply with the requirements of the State Subdivision Map Act, and County Ordinance No. 460, it was determined that the proposed subdivision of the subject property could not proceed as a Schedule "H" Tentative Parcel Map, as originally submitted; but instead, had to be changed to a Schedule "D" Tentative Tract Map.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential, 5-acre minimum (R: RR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential, 5-acre minimum (R: RR) |
| 3. Proposed Zoning (Ex. #3): | R-A-10 and R-A-20 |
| 4. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) to the east, Residential Agricultural - 20 Acre Minimum (R-A-20) to the north, south and west. |
| 5. Existing Land Use (Ex. #1): | Single Family Residential |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential to the south, Vacant land to the north, east and west. |
| 7. Project Data: | Total Acreage: 30.77 acres
Total Proposed Lots: 2
Proposed Min. Lot Size: 10.77
Schedule: "D" |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

D.M.

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42255**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7749**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 36280**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed subdivision is consistent with the proposed R-A-10 and R-A-20 zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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 on the Riverside Extended Mountainous Area Plan.
2. The proposed subdivision of 30.77 gross acres into two residential lots, with lot sizes of 10.77 gross acres and 20.00 gross acres, respectively are in conformance with in the Rural Residential designation based on the fact that the proposed lots are larger than the 5 acre minimum lot size established by the Rural Residential designation.
3. The proposed zoning classifications of R-A-10 and R-A-20 are determined to be highly consistent with the Rural: Rural Residential designation.
4. The project site is surrounded by properties which are designated Rural Residential (R-R).
5. The existing land uses of single family residence, is consistent with the development standards set forth in the R-A-10 and R-A-20 zones.

6. The project site is surrounded by properties which are zoned R-A-20 and R-R.
7. Similar uses have been constructed and are operating in the project vicinity.
8. This project is located within Cell Group L (Cells 5322, 5324 & 5426) of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is required that the tentative map identify biological (environmental) constraint areas. This project fulfills those requirements.
9. Environmental Assessment No. 42255 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials

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. The city of sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountainous Area Plan;
 - b. WRCMSHCP Cell Group- L (numbers: 5322, 5324, 5426); and,
 - c. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 569-110-018.

AR:ar/dm

Y:\Planning Case Files-Riverside office\TR36280\DH-PC-BOS Hearings\DH-PC\TR36280 Staff Report clean.docx

Date Prepared: 01/01/01

Date Revised: 08/23/11

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07749 TR36280 VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 08/01/11
 Vicinity Map



Zoning Area: Rancho California
 Township/Range: T6SR1E
 Section: 30

Assessors Bk. Pg. 569-11
 Thomas Bros. Pg. 901 G4
 Edition 2009



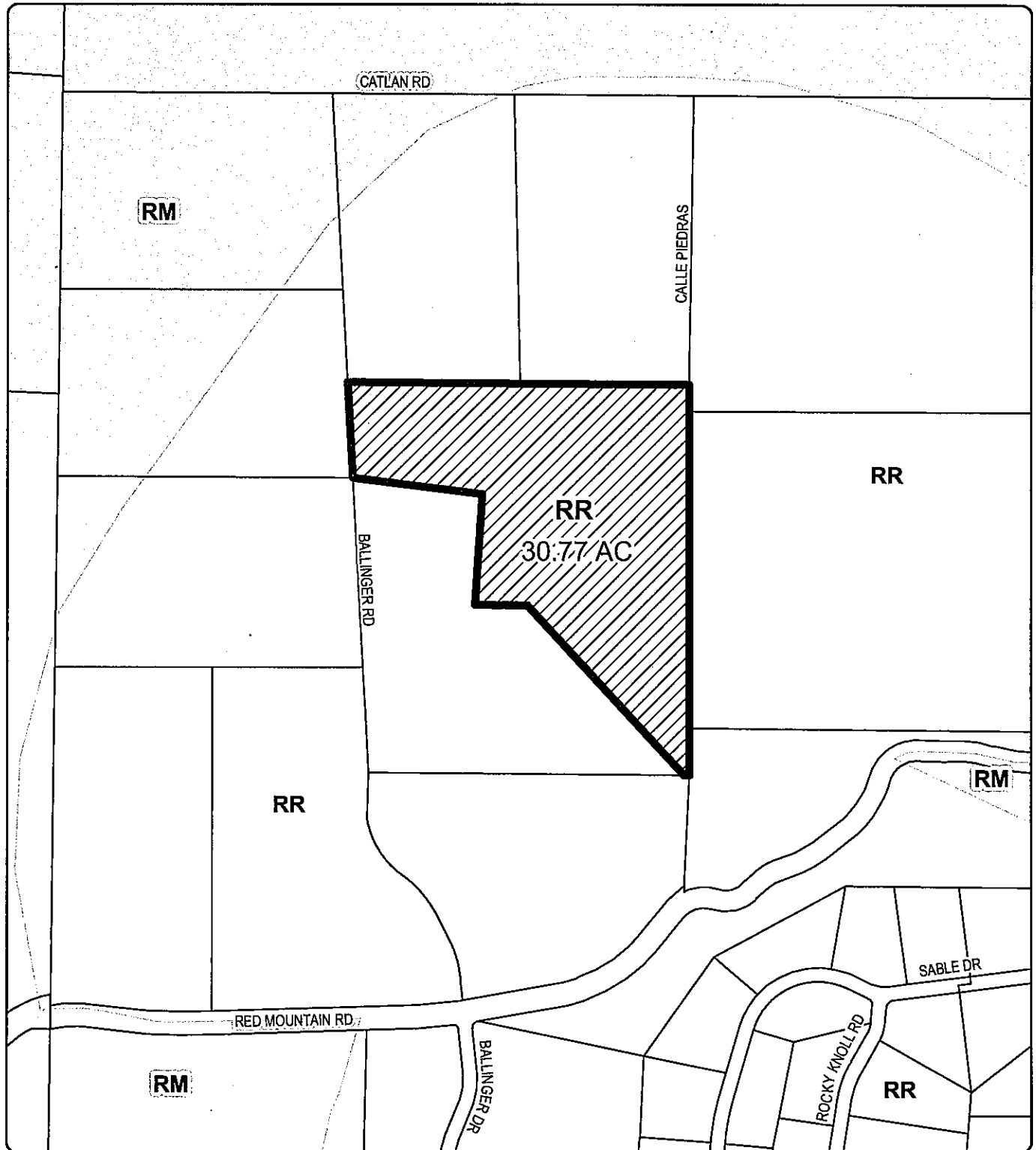
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07749 TR36280
EXISTING GENERAL PLAN

Supervisor Stone
 District: 3

Date Drawn: 8/01/11
 Exhibit 5



Zoning Area: Rancho California
 Township/Range: T6SR1E
 Section: 30

Assessors Bk. Pg. 569-11
 Thomas Bros. Pg. 901 G4
 Edition 2009

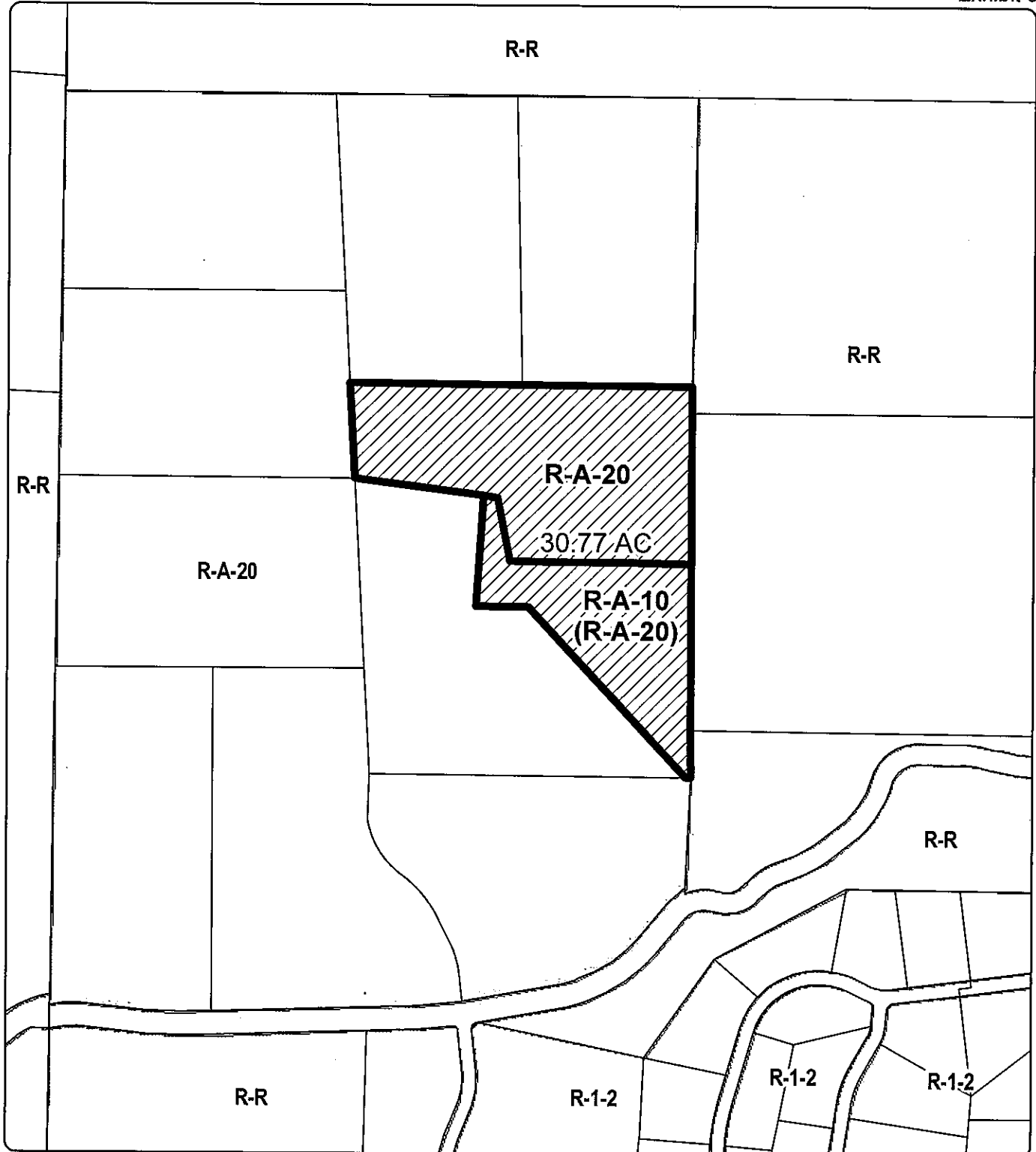
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0 200 400 800 1,200
 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07749 TR36280
PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 8/01/11
Exhibit 3



Zoning Area: Rancho California
Township/Range: T6SR1E
Section: 30

Assessors Bk. Pg. 569-11
Thomas Bros. Pg. 901 G4
Edition 2009

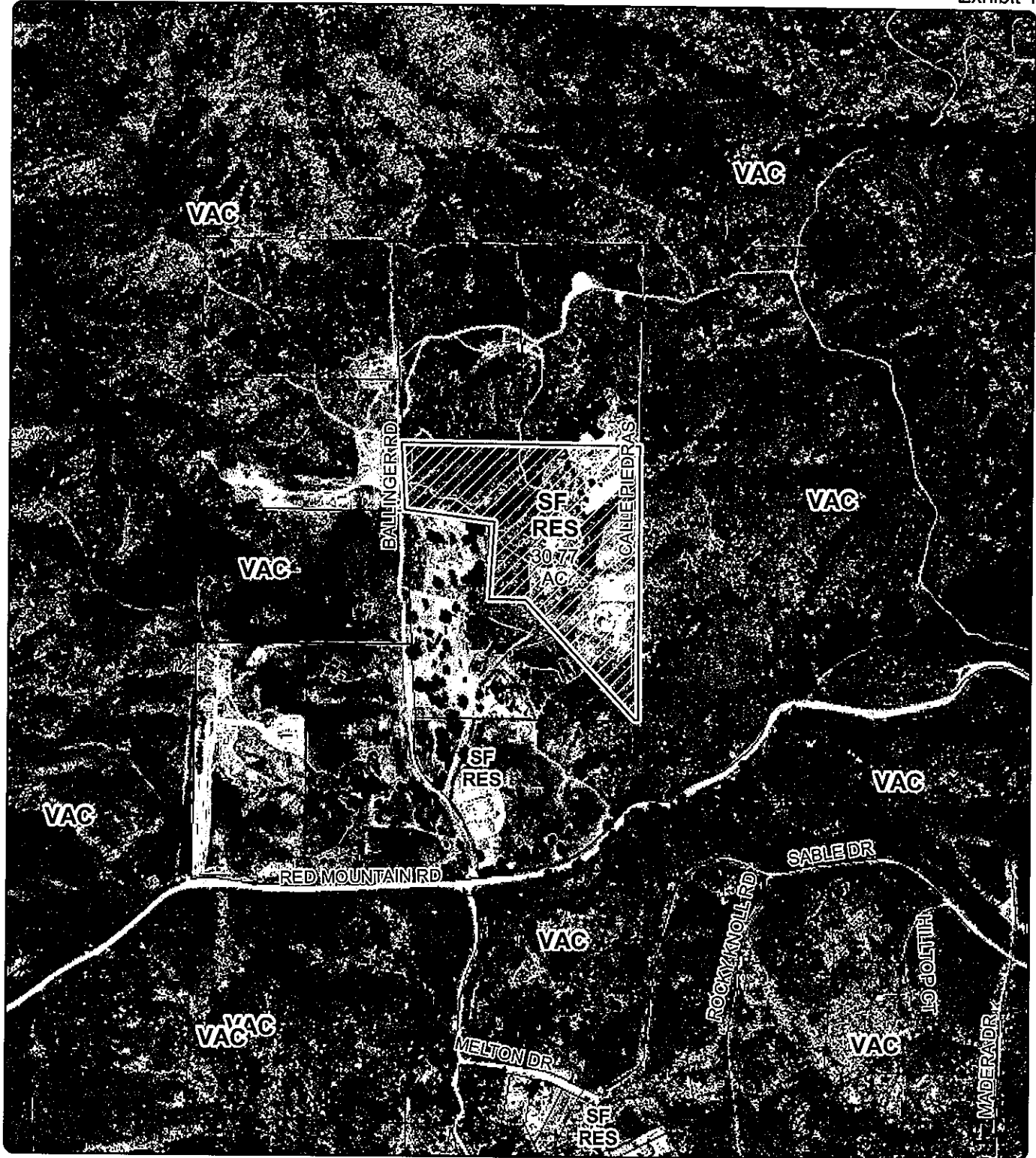
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0 200 400 800 1,200
Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07749 TR36280
LAND USE

Supervisor Stone
District 3

Date Drawn: 8/01/11
Exhibit 1



Zoning Area: Rancho California
Township/Range: T6SR1E
Section: 30

Assessors Bk. Pg. 569-11
Thomas Bros. Pg. 901 G4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.trms.co.riverside.ca.us/index.html>.

0 300 600 1,200 1,800 2,400 Feet

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. 36280

POR PARS 7 & 8 PM 101/022 PM 15765
A.P.N.: 569-110-018

OWNER/APPLICANT:
EDGAR AND PEGGY FORCHER (AL REBEZ)
2421 RD 40000000
RTE. 91/101-002
RTE. 91/101-002

SITE ADDRESS:
2421 RD 40000000
RTE. 91/101-002
RTE. 91/101-002

LAND DEVELOPMENT CONSULTANT:
ROSS LAND DEVELOPMENT CONSULTANTS
2421 RD 40000000
RTE. 91/101-002
RTE. 91/101-002

ASSESSOR'S PARCEL/LEGAL DESCRIPTION:
569-110-018
POR PARS 7 & 8 PM 101/022 PM 15765
TUS RTE SEC 30 & 31

TOWNAL CODE:
RIVERSIDE COUNTY, YEAR 2009
PAGE 101 CODE 0-1

UTILITIES:
WATER: WELL
SEWER: SEWER SYSTEM
GAS: GAS
ELECTRIC: ELECTRIC
TELEPHONE: TELEPHONE
CABLE: CABLE
SCHOOL DISTRICT: HOME VALLEY UNITED SCHOOL DISTRICT
SERVICE DISTRICT: A/A

NOTES:
1. THIS MAP IS NOT SUBJECT TO THE ENVIRONMENTAL IMPACT STATEMENT OF THE PROJECT.
2. THIS MAP IS NOT SUBJECT TO THE ENVIRONMENTAL IMPACT STATEMENT OF THE PROJECT.
3. THIS MAP IS NOT SUBJECT TO THE ENVIRONMENTAL IMPACT STATEMENT OF THE PROJECT.
4. ALL DEVELOPMENTS SHALL BE A MINIMUM OF 15' IN WIDTH.
5. SCHEDULE "D" NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
6. NOT WITHIN A COUNTY SERVICE AREA.

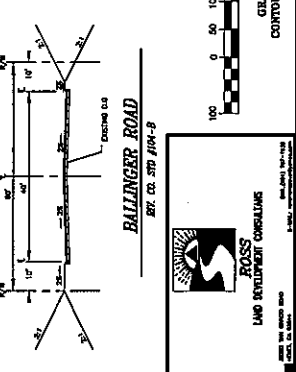
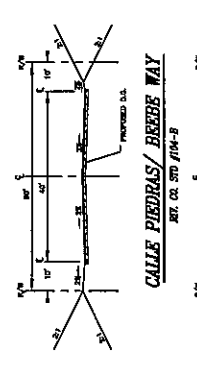
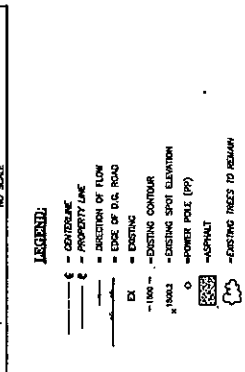
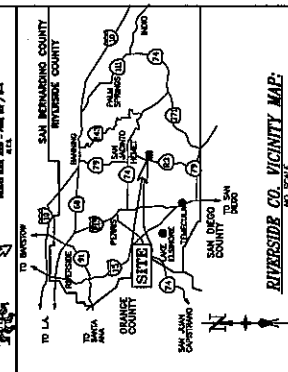
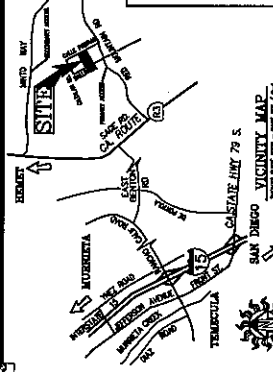
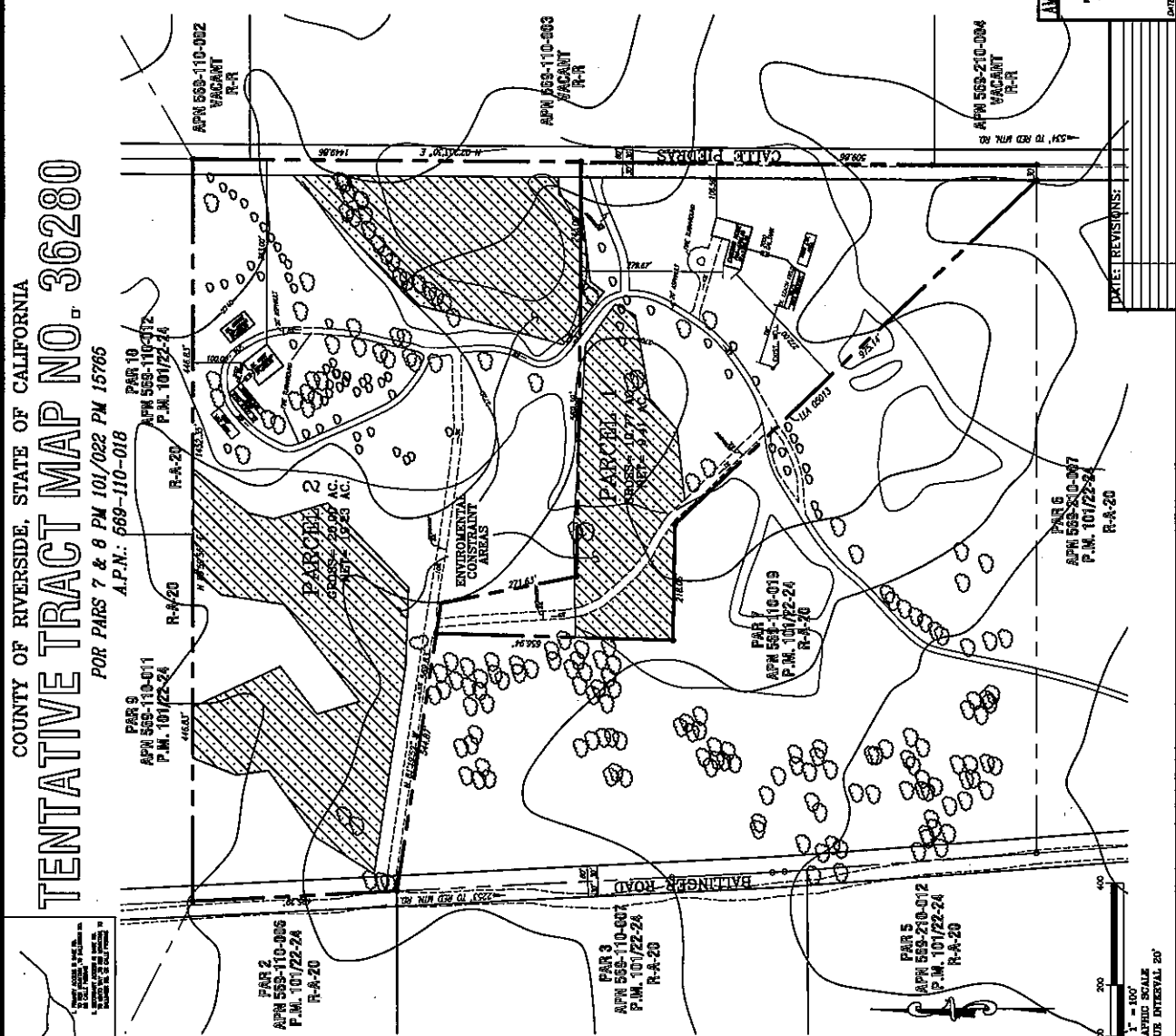
ENVIRONMENTAL STATEMENTS:
1. EXISTING GENERAL PLAN LAND USE: RURAL RESIDENTIAL.
2. SURROUNDING GENERAL PLAN LAND USE: RURAL RESIDENTIAL.
3. PROPOSED ZONING: R-A-20 AND R-A-20.
4. EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL.
5. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
6. EXISTING ENVIRONMENTAL IMPACTS: NONE.
7. PROPOSED ENVIRONMENTAL IMPACTS: NONE.

ENVIRONMENTAL STATEMENTS:
1. ALL NEARBY WATERSHEDS MUST BE SET ASIDE OF BOUNDARY RESTRICTIONS AND EXEMPTION BY LAND FILLS.

FILE NOTES:
1. ALL PROPOSED SITES SHALL BE PLANNED AND MAINTAINED.
2. AFTER APPROVAL OF BUILDING PLANS, THE RTR CO. WILL 1-1/2" SCALE.
3. ALL BUILDING AND ROAD SHALL BE LAYED OUT AROUND.
4. ANY STRUCTURES FOR THE DEVELOPMENT FOR THE RTR CO. THE RTR CO.

SOURCE OF INFORMATION:
AERIAL PHOTOGRAPHY (2007) AERIAL MAPS & RECORDS
DATE COLLECTED: JUL 2007

AMENDMENT NO. 4
THIS MAP IS SCHEDULE "D"
TENTATIVE
TRACT MAP NO. 36280
FOR
REBEZ RESIDENCE
POR PARS 7 & 8 PM 101/022 PM 15765
A.P.N.: 569-110-018
DATE OF MAP: FEB 15 2010



OWNERS CERTIFICATE

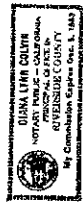
We hereby certify that we are the owners of the land included within the subdivision shown hereon, that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this parcel map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes all easements, rights and interests, whether known or unknown, which are shown on the map and which are necessary for the proper use and enjoyment of the land shown on the map. We further certify that we have no other claims or interests in the land shown on the map, and that we have no other claims or interests in the land shown on the map.

Edgar F. Fortier
Edgar F. Fortier
Richard A. Gillespie
Richard A. Gillespie
Title Ins. and Trfst. Co., as trustee, defunct. No. 62053, rec. April 12, 1977.
Marilyn L. Gillespie
Marilyn L. Gillespie

NOTARY ACKNOWLEDGEMENT

State of California }
County of Riverside } ss.
On this 20 day of January, 1981,
before me, Mary A. Lyman,
a Notary Public in and for said County and State,
personally appeared:
Richard A. Gillespie and
Marilyn L. Gillespie,
known to me to be the persons whose names are
subscribed to the within instrument and acknow-
ledged same that they executed the same.
Witness my hand and official seal.

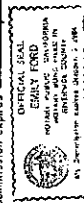
Edgar F. Fortier
Edgar F. Fortier
My Commission Expires April 12, 1981



NOTARY ACKNOWLEDGEMENT

State of California }
County of Riverside } ss.
On this 20 day of January, 1981,
before me, Mary A. Lyman,
a Notary Public in and for said County and State,
personally appeared:
Edgar F. Fortier and
Marilyn L. Gillespie,
known to me to be the persons whose names are
subscribed to the within instrument and acknow-
ledged same that they executed the same.
Witness my hand and official seal.

Edgar F. Fortier
Edgar F. Fortier
My Commission Expires April 12, 1981

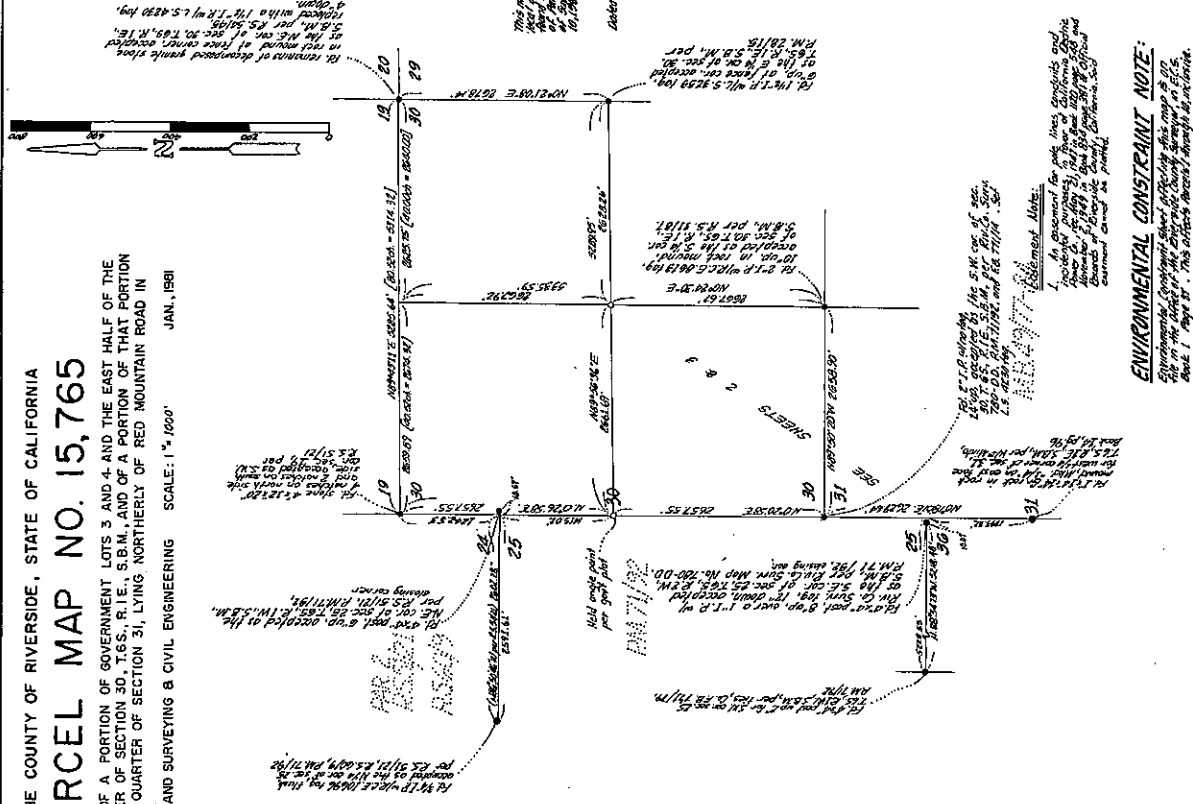


IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 15,765

BEING A DIVISION OF A PORTION OF GOVERNMENT LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, T.6S., R.1E., S.B.M., AND OF A PORTION OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, LYING NORTHERLY OF RED MOUNTAIN ROAD IN T.6S., R.1E., S.B.M.

AKERS & MUSSER, LAND SURVEYING & CIVIL ENGINEERING SCALE: 1" = 100' JAN, 1981



ENVIRONMENTAL CONSTRAINT NOTE:

Environmental constraints shown on this map are based on the latest available information. The map is not a warranty of the accuracy of the information shown. The map is for informational purposes only. The map is not a warranty of the accuracy of the information shown. The map is for informational purposes only.

SHEET 1 OF 3 SHEETS

RECORDER'S CERTIFICATE

Filed this 23 day of FEB 1981 at 3:04 P.M. in Book 151 of Parcel Maps, at page 15,765, at the request of the County Clerk. Fee \$10.00

DONALD D. SULLIVAN, County Recorder
By: Donald D. Sullivan, Deputy
Subdivision Guarantee of First Amer. Title Ins. Co.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinances of the County of Riverside. I hereby state that the parcel map substantially conforms to the approved or conditionally approved tentative map if any.

RONALD A. MUSSER L.S. 4230

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and the County of Riverside, State of California, by the Board of Supervisors hereby approves the Parcel Map and accepts the officers of dedication made hereon of dedicated rights and interests, for public road and public utility purposes and as part of the county-maintained road system. The officers of dedication of the county-maintained road system for public road and public utility purposes are accepted to vest title in the county on behalf of the public for said purposes, but said roads shall not become part of the county-maintained road system until accepted by resolution of the Board adopted pursuant to Section 94 of the Streets and Highways Code.

Dated 27, 1981 at Riverside, State of California

BOARD OF SUPERVISORS' CERTIFICATE

The County of Riverside, State of California, by the Board of Supervisors hereby approves the Parcel Map and accepts the officers of dedication made hereon of dedicated rights and interests, for public road and public utility purposes and as part of the county-maintained road system. The officers of dedication of the county-maintained road system for public road and public utility purposes are accepted to vest title in the county on behalf of the public for said purposes, but said roads shall not become part of the county-maintained road system until accepted by resolution of the Board adopted pursuant to Section 94 of the Streets and Highways Code.

Dated 27, 1981 at Riverside, State of California

By: Donald D. Sullivan, County Clerk and Ex-Officio

Attest: Donald D. Sullivan, Deputy

SURVEYOR'S NOTES

The basis of bearings for this survey is the meridian portion of the north line of sec. 25, T.6S., R.1E., S.B.M. bearing N 89° 50' 00" W 100.00'.

Set 1" I.D. galy. 1 P. flush, with L.S.

4230 tag, 5' dia. on C.

Set 2" X 2" with flush over a 1/4" I.P. RW/RV Co.

Surv. Plug, ground relation as noted, per Riv. Co.

Map No. 780-UD, unless otherwise noted.

noted.

Recorded data per G.L.O.

Access rights restricted.

Indicates road easements.

Containing 231.92 Ac. ±.

NO. 2520

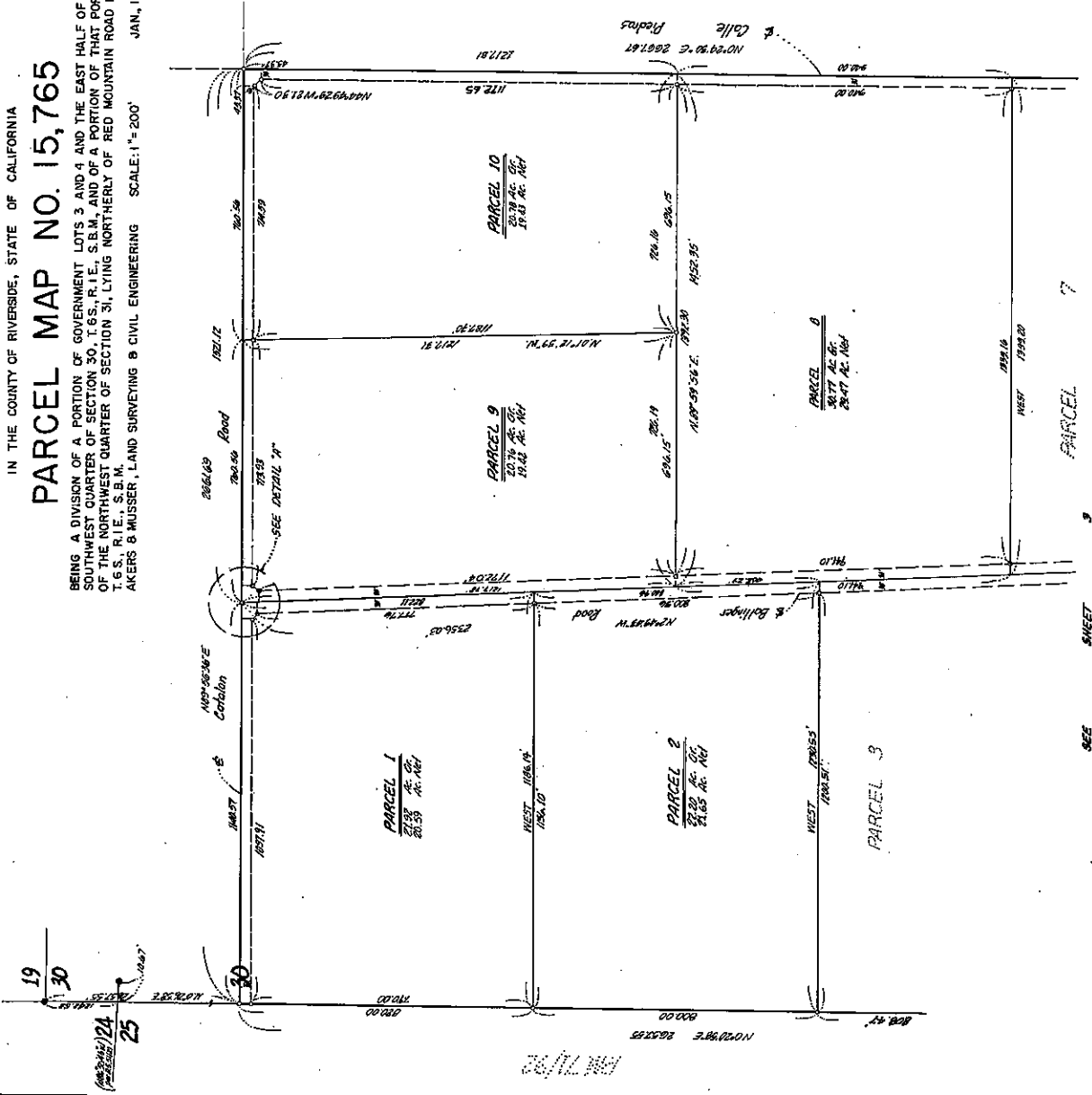
PM 101/22

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 15,765

BEING A DIVISION OF A PORTION OF GOVERNMENT LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, T.6S., R.1E., S.B.M., AND OF A PORTION OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, LYING NORTHERLY OF RED MOUNTAIN ROAD IN AKERS & MUSSER, LAND SURVEYING & CIVIL ENGINEERING SCALE: 1"=200' JAN, 1981

SHEET 2 OF 3 SHEETS



W.O. # 25520

PM 101/23

101/24

PM 101/24

SHEET 3 OF 3 SHEETS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 15,765

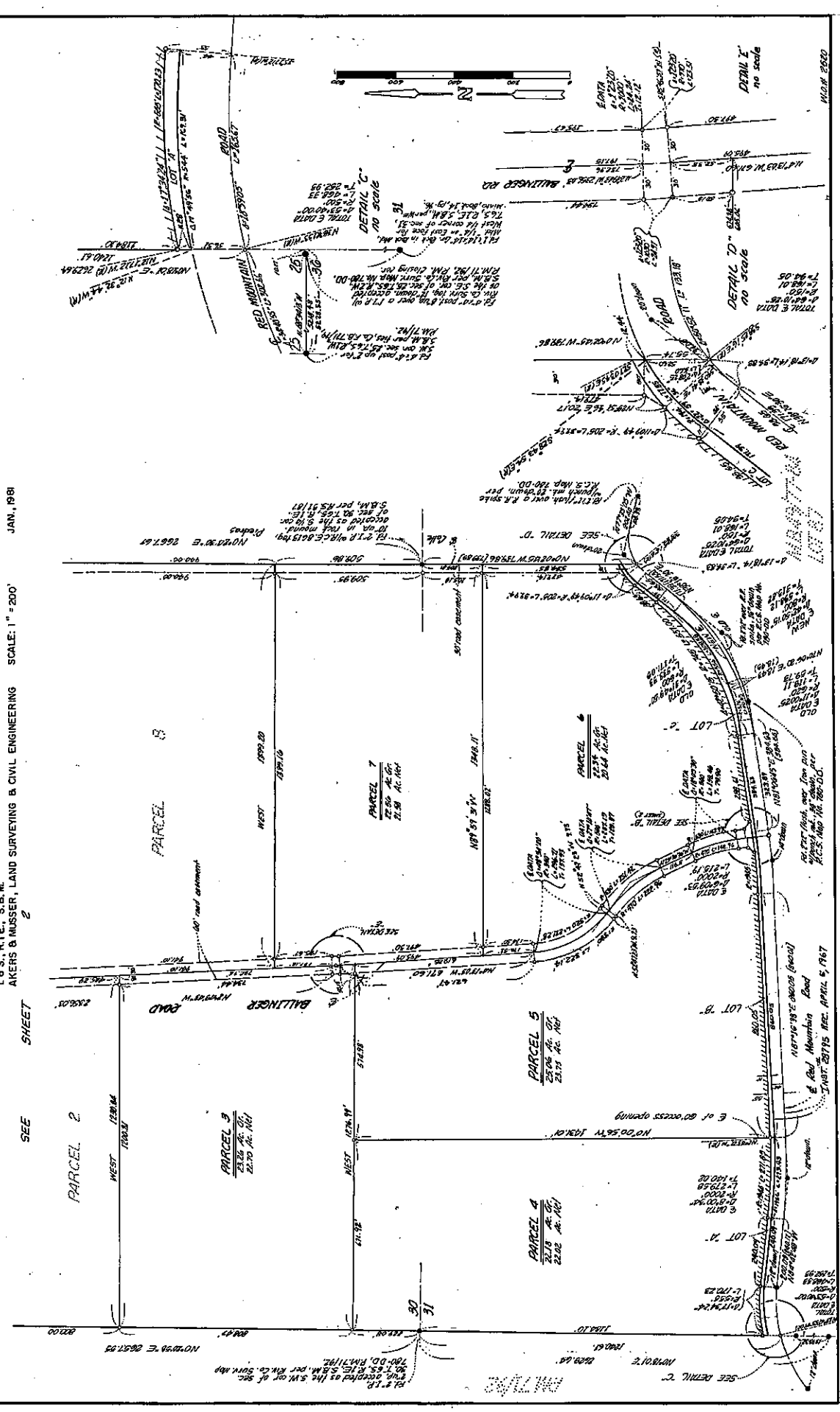
BEING A DIVISION OF A PORTION OF GOVERNMENT LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, T.6S., R.1E., S.8M., AND OF A PORTION OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, LYING NORTHERLY OF RED MOUNTAIN ROAD IN T.6S., R.1E., S.8M.

AKERS & MUSSER, LAND SURVEYING & CIVIL ENGINEERING

JAN., 1991

SCALE: 1" = 200'

SEE SHEET 2



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42255

Project Case Type (s) and Number(s): Change of Zone No. 7749, Tentative Tract Map No. 36280

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Adrienne Rossi

Telephone Number: (951) 955-6925

Applicant's Name: Edgar and Peggy Forcier

Applicant's Address: 29751 Red Mountain Road, Hemet, CA 92577

I. PROJECT INFORMATION

A. Project Description: The Change of Zone proposes to change the site's existing zoning from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 10 Acre Minimum (R-A-10) and Residential Agricultural - 20 Acre Minimum, (R-A-20). The Tentative Tract Map is a schedule "D" subdivision of 30.77 gross acres into two residential lots, 10.77 and 20.00 gross acres in size, respectively.

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

C. Total Project Area: 30.77 Gross Acres

Residential Acres: 30.77	Lots: 2	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

D. Assessor's Parcel No(s): 569-110-018

E. Street References: Northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 30, Township 6 South, and Range 1 East / Section 31, Township 6 South, Range 1 East.

II. Brief description of the existing environmental setting of the project site and its surroundings: The project site has two existing dwellings and has some natural vegetation. The primary dwelling is approximately 4,250 square feet in size and was constructed in 1979. A detached garage is located approximately 85 feet northeasterly of the primary dwelling. The other residence on site was permitted via Second Unit Permit No. 1002, and is approximately 2,100 square feet in size and was constructed in 2005.

III. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Rural: Rural Residential (R: RR) (5-acre minimum)

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. Any potential impact to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** Some natural open space land was required to be preserved within the boundaries of the proposed project. Any potential impacts will be analyzed in this initial study.
4. **Safety:** The proposed project is not located within special hazard zones (including dam inundation zone, liquefaction, etc.). However, the site is located within a high fire area. Any potential safety issues will be analyzed in this initial study.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. Any potential noise impacts will be analyzed in this initial study.
6. **Housing:** The project is proposing a residential land division of 30.77 gross acres into 2 residential lots. Any potential housing impacts will be analyzed in this initial study.
7. **Air Quality:** Any potential Air Quality impacts will be analyzed in this initial study.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (R R)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Area Plan: The Riverside Extended Mountainous Area Plan - Foundation Components: Rural to the north, east, south and west - Land Use Designation: Rural Residential (R-R) to the north, east, south and west.

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: Residential Agricultural - 10 Acre Minimum (R-A-10) and Residential Agricultural - 20 Acre Minimum (R-A-20).

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

IV. 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 | ☐ Recreation |
| ☐ Agriculture & Forest Resources | ☐ Hydrology / Water Quality | ☐ Transportation / Traffic |
| ☐ Air Quality | ☐ Land Use / Planning | ☐ Utilities / Service Systems |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Other: |
| ☒ Cultural Resources | ☐ Noise | ☐ Other: |
| ☐ Geology / Soils | ☐ Population / Housing | ☐ Mandatory Findings of Significance |
| ☐ Greenhouse Gas Emissions | ☐ Public Services | |

V. 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.

David Maras For
Signature

8/4/11
Date

Adrienne Rossi, Project Planner
Printed Name

For Carolyn Syms Luna, Director

VI. 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-9 "Scenic Highways"

Findings of Fact:

a) The subject property is not located within, or be visible from, a designated scenic highway corridor; therefore there will be no impact to a scenic highway corridor for this project.

b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the Riverside County Land Information System (RCLIS), the project site is located within (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory (18.15 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) restricts development from using certain outdoor lighting that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level (COA 50.PLANNING.19). These are standard requirements and not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The Tentative Map will not be creating new sources of substantial light or glare which would adversely affect day or nighttime views in the area since there are currently dwelling units on the project site, nor will the project expose residential property to unacceptable light levels. Therefore there are no significant impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

☐
☐
☐
☒

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

Findings of Fact:

a) The Riverside County Land Information System (RCLIS) does not show the subject property as containing any Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Because of the proposed lot's large sizes, and the fact that single family residences already exist onsite, and because the proposed zoning classification of Residential Agricultural allows a wide agricultural uses, the project would not preclude the potential to use large portions of the property for agricultural use, should the property owners chose to do so.

b) Review of aerial photography of the project site shows no active farmland on-site. Therefore the proposal will not result in the conversion of any farmland to a non-agricultural use.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

☐
☐
☐
☒

b) Result in the loss of forest land or conversion of forest land to non-forest use?

☐
☐
☐
☒

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

☐
☐
☐
☒

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

Findings of Fact:

a) - c) The Riverside County Land Information System (RCLIS) indicates the site primarily contains Coastal Sage Scrub and grasslands; and does not contains any forest land, timber land, or timberland zoned "Timberland Production." The subdivision of the property into 2 lots with existing residences will not result in the loss of any forest land or conversion of any forest land to non-forest uses, nor will

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project involve any changes in the environment which could result in the conversion of forest land to non-forest use.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a)-f) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP and will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 County's Air Quality Element. The County is charged with implementing the policies in its 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. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE.8) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. 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). However, with compliance with standard county 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. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors and is not located near a substantial point source emitter. These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

☐ ☒ ☐ ☐

b) Have a substantial adverse effect, either directly or

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a)-g) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), and most specifically located within Cell Group L, and Cells 5322, 5324 & 5426. Accordingly, the property owner filed a Habitat Acquisition and Negotiation Strategy application (HANS 2009) and the Environmental Programs Division staff ultimately issued a No Conservation Determination letter dated 6/22/2010.

The Joint Project Review (JPR) dated 6/9/10 concluded the project was consistent with the Criteria and other Plan requirements. Based on the fact that the project site is located in the northeasterly corner of Cell Group L, which is not the area targeted for Conservation; it has been determined that the project would not conflict with the Reserve Assembly goals of the WRCMSHCP; and based upon a WRCMSHCP Consistency Analysis dated 5/17/2010, the site contains riverine areas, but determined that there were no vernal pools or other fairy shrimp habitat within the project site. It was also determined that the three on-site drainage areas, along with the riparian vegetation were to be avoided, and the subsequent development application (TR 36280) would be conditioned to prepare an Environmental Constraints Sheet together with the Final Map. 50.EPD. 1 (Biological Constraints) has been recommended for this tentative map to address the concerns and issues raised in the JPR document. Additionally, 3 additional conditions require that prior to the issuance of a grading permit (60.EPD. 1, 2 & 3) certain tasks be accomplished. First, the areas identified as biologically

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constrained be shown of all grading plan and EPD staff review said plans; and those areas be physically staked out on-site by a qualified biologist and confirmed by EPD staff. Second, Best Management Practices (BMPs) be installed to prevent impacts to on-site riparian/riverine drainages. Third, to ensure that no invasive species are utilized a copy of any proposed landscaping plan must be submitted to EPD staff for review. Finally, prior to final grading inspect, EPD staff must visit the site to ensure that no grading has occurred within any of the designated biologically constrained areas.

Mitigation: The County Surveyor and EPD staff will ensure the appropriate ECS Note is placed upon the Environmental Constraints Sheet. The County's Building and Safety – Grading Division will ensure that prior to the issuance of a grading permit the 3 EPD conditions have been fully complied with; and prior to final grading inspection, the Grading Division will also ensure compliance with that applicable condition.

Monitoring: The above referenced mitigation measures/conditions of approval will be monitored prior to recordation of the final map, prior to the issuance of a grading permit, and prior to final grading inspection, as described above.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review conducted by the Riverside County Archaeologist, the project will be subject to surface alteration restrictions (See COA 50.PLANNING.14).

b) Based on the review conducted by the Riverside County Archaeologist, the project may cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities unique historical resources are discovered, certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.2). These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: An Environmental Constraints note shall be placed on the ECS: County Archaeological Report No. PD-A-4669 was prepared for this property on September 27, 2010 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."

Monitoring: Archaeological monitoring during mass or rough grading is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Findings of Fact:

a) Based on the review conducted by the Riverside County Archaeologist, the project may alter or destroy any archaeological site. If during ground disturbance activities a unique archaeological resource is unearthed certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.2). These are standard requirements and not considered mitigation pursuant to CEQA.

b) The Riverside County Archaeologist has determined that the project may cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. The project site has been previously disturbed due to the existing residences; however, the project has been conditioned that if during ground disturbance activities unique archaeological resources are unearthed certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.2). These are standard requirements and not considered mitigation pursuant to CEQA.

c) The project has been previously disturbed due to the existing residences; however, has been conditioned that if any human remains, including those interred outside of formal cemeteries 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, or until a final decision as to the treatment and disposition has been made (COA 10.PLANNING.1). These are standard requirements and not considered mitigation pursuant to CEQA.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

10. Paleontological Resources

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

☐ ☐ ☒ ☐

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County Geologist determined that the project site has been mapped as having low potential for paleontological resources however will not indirectly destroy a unique paleontological resource, or site, or unique geologic feature. See (COA 10.PLANNING.18) if for some reason fossil remains be encountered during any future site development. These are standard requirements and are not considered mitigation pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a) Based on the review of the project site's location, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No earthquake fault zones are known to traverse the project site. The potential for surface rupture is highly unlikely.

b) The project 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. No earthquake faults are known to traverse the subject site.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on the review conducted by the Riverside County Geologist, the project will not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4 the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

14. Landslide Risk

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

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

Findings of Fact:

a) 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 proposed.

Monitoring: No monitoring required.

15. 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,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in ground subsidence?

Source: Project Application Materials, GIS Database.

Findings of Fact:

a) The project has been reviewed and cleared by the Geology Department with no additional information suggesting that the site is 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.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

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Source: Riverside County General Plan, Project Application Materials.

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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Source: Project Application Materials

Findings of Fact:

a)-c) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project, the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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does not propose slopes greater than 2:1 or higher than 10 feet and grading will not negate or affect the subsurface sewage disposal systems (See COA 10.BS GRADE.9 and 10).

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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

Findings of Fact:

a)-c) The development of the project may have the potential to result in soil erosion during any future grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Review by the County Geologist did not identify expansive soils as an issue of concern. Therefore, the site is considered as exhibiting a low expansion potential. It has been determined that the project does not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. However, a site evaluation will be required for all proposed new Onsite Wastewater Treatment Systems (COA 10.E HEALTH.4). These are standard requirements and are not considered mitigation pursuant to CEQA, therefore, impacts are considered to be less than significant with some mitigation required.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

19. Erosion

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

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

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

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

a) & b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

20. 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

Findings of Fact:

a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project applications materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity demands. The proposed project is a land subdivision creating 2 residential lots ranging in size from 10.7 acres to 20.0 acres. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 dwelling units, 4 if both lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project as the time of approval would be Assembly Bill (AB) No. 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

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

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

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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Department of Environmental Health Review.

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c) & d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The 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 and, as a result, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

23. Airports

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

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b) Require review by the Airport Land Use Commission?

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c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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

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

Findings of Fact:

a) - d) The project is not located within an Airport Master Plan or within an airport or airport influence area. As such, review by the Airport Land Use Commission is not necessary. The project is also not located within an airport land use plan or within two miles of a public airport or a public use airport,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and is not located within the vicinity of a private airstrip or heliport, as such, no safety hazard will be posed to people residing or working in the project area. There are no impacts anticipated.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet for the final map with the notation that the project is within a Hazardous Fire Area (COA 50.FIRE.1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 50.FIRE.3).

Mitigation: The project has been conditioned to provide an Environmental Constraints Sheet for the map with the notation that the project is within a hazardous fire area (COA 50.FIRE.1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 80.FIRE.2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Fire Department and the Building and Safety Department through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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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 or odors)?	☐	☐	☐	☒

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

Findings of Fact:

a)-c) The project will not 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 or violate any water quality standards or waste discharge requirements. The project does not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

d) During any construction or grading of the project there is the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA

e)-h) 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 map and will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows. The project is not anticipated to substantially degrade water quality and will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors).

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. 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?

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b) Changes in absorption rates or the rate and amount of surface runoff?

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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)?

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d) Changes in the amount of surface water in any water body?

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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) Given that the subject property already contains a primary dwelling unit, along with a existing second unit permit dwelling, it is reasonable to assume the approval of this tentative map and subsequent recordation of a final map will not lead to any further development upon the site. Therefore, it can be found that the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off the site.

b) The proposed project will not substantially change absorption rates or the rate and amount of surface runoff.

c) 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 map.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

27. Land Use

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

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

Findings of Fact:

a) The Tentative Tract Map is a schedule "D" subdivision of 30.77 acres into two residential lots; 10.77 acres and 20.0 acres, respectively. The lots proposed by this subdivision is consistent with the Rural: Rural Residential (R:R-R) Land Use Designation, with a 5 acre minimum in that the significantly exceed the 5 acre minimum size. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) According to RCLIS (GIS Database) the proposed project is not located within a city of sphere of influence or adjacent to a city or county; therefore, there will be no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

a) The proposed project is currently zoned Residential Agricultural, 20-acre minimum (R-A-20). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural - 20 Acre Minimum (R-A-20) and Residential Agricultural – 10 Acre Minimum (R-A-10). The development, a subdivision of 30.77 acres into two residential lots; 10.77 acres and 20.0 acres in size, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Rural Residential, (R-R) to the east, Residential Agricultural – 20 Acre Minimum (R-A-20) to the north, south and west. Therefore, the proposed project is compatible with the existing surrounding zoning and no impacts should occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is surrounded by vacant land to the north, east and west, and single family residences to the south. The project is proposing 10-acre minimum single family residential lots which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Residential (5 acre minimum). The project is proposing to subdivide 30.77 acres into two residential lots; 10.77 acres and 20.0 acres. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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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:

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there are no impacts.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there are no impacts.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. There are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

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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?

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NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

a) The project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

31. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

32. Highway Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☒	☐
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Source: On-site Inspection, Project Application Materials.

Findings of Fact:

The proposed project is not located adjacent to or near any highways; therefore, there are no impacts anticipated.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

33. Other Noise

NA ☐	A ☒	B ☐	C ☐	D ☐	☐	☐	☒	☐
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Source: Project Application Materials, GIS database

Findings of Fact:

Short-term construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, 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. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

34. 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	☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials.

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of two residential lots which are similar in intensity to neighborhood properties. Any future development of the project boundary is not anticipated to substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 33a, construction hours will be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels are expected to be less than or equal to 45 dB(A) 10-minute LEQ at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing

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

☐ ☐ ☒ ☐

b) Create a demand for additional housing, particularly

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project site currently has 2 existing single family residences. However, the project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The impacts are considered less than significant.

b) The project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing and there will be no impacts.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are anticipated.

d) The project will not affect any County Redevelopment Project Area; therefore, there are no impacts.

e) The project proposes the subdivision of 30.7 acres into two residential lots. This population increase will not exceed official regional or local population projections.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

36. Fire Services	☐	☐	☒	☐
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Source: Riverside County General Plan Safety Element

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

The proposed project is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (See COA 10.PLANNING.11). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

37. Sheriff Services

☐	☐	☒	☐
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Source: Riverside County General Plan

Findings of Fact:

The project site is serviced by the Riverside County Sheriff's Department (RCSD), 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. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (See COA 10.PLANNING.11). The proposed project is required to pay these development fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have less than significant impacts on sheriff services and no mitigation is required. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

38. Schools

☐	☐	☒	☐
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The Hemet Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (COA 80.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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

Monitoring: No monitoring required.

39. Libraries

☐	☐	☒	☐
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Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (COA 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

40. Health Services

☐	☐	☒	☐
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

RECREATION

41. Parks and Recreation

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

☐	☐	☐	☒
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project does not involve the construction or expansion of recreational facilities. Therefore, there are no impacts anticipated.

b) Residents of the project site may use recreational facilities in the vicinity. Due to the size of the proposed development, which entails the two residential lots, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The project would incrementally increase the use of some types of recreational facilities in the Riverside Extended Mountain Area Plan. The project site is located within the boundaries of the Valley-Wide Recreation and Park District, but is not located with the District's Community Parks and Recreation Plan. Prior to recordation of the final map, the applicant must apply to annex into the Plan area. If annexed, the project will be subject to Quimby fees at that time (See COA 50.PLANNING.8 and COA 90.PLANNING.4); if the District chooses not to annex the property, the two Quimby conditions will not be applicable. This is a standard condition of approval and is not considered unique mitigation under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

42. Recreational Trails

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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project is not adjacent to or in the vicinity of a recreational trail nor has it incorporated any trails into its design; therefore, the project will have no impacts on recreational trails.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

☐	☐	☐	☒
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street parking." The project also will not conflict with an applicable congestion management plan; therefore, there is no impact.

c) & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will cause a slight increase in the population of the area, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, the impact is considered less than significant.

h) The project will not result in inadequate emergency access or access to nearby uses. There is no impact.

i) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

44. Bike Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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?

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact:

a) & b) The project site will not require new water treatment facilities or expansion of existing facilities. The site has existing wells therefore has sufficient water supplies available to serve the project from existing entitlements and resources or new or expanded entitlements. There are no impacts.

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

Monitoring: No monitoring required.

46. 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

Findings of Fact:

a) The proposed project will not result in the construction of new septic tanks. However, the construction of any new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impacts are considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the sites projected demand in addition to the provider's existing commitments. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

47. Solid Waste

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

☐ ☐ ☒ ☐

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

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

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

48. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

a)-c) The project proposes the creation of two lots. Utility services to the project site in the form of electricity, and telecommunications already exists. Natural gas service is not available onsite and propane gas is used instead. Impacts to these utilities are considered less than significant.

d) Storm water drainage will be handled off site.

e) The subject property is in a rural area. The County Transportation Department, in accordance with Ord. Nos. 460 & 461, will apply appropriate conditions for street lighting. These impacts are considered less than significant.

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

g) The project will not require additional government services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

OTHER

50. Other:

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Source: Staff review

Findings of Fact: No other Environmental impacts were identified.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

53. 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: CAPCOA, CEQA

GIS: Riverside County Geographic Information System database.

Riverside Extended Mountain Area Plan, adopted October 2003.

WRCMSHCP: Western Riverside County Multiple Species Habitat Conservation Plan, adopted June 17, 2003.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mendocino (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36280

Parcel: 569-110-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division is a Schedule D subdivision of 30.77 acres into 2 lots, 10.7 and 20.0 acres, respectively.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36280 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No.36280, Amended No. 1, dated 6/14/11.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

TRACT MAP Tract #: TR36280

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 15 MAP - FIRE D'S OK ON DR.WY RECOMMND

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

10.BS GRADE. 16 MAP - PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18 MAP - DR WAY XING NMC 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 20 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 TR#36280 - COMMENTS RECOMMND

At the direction of the Planning Department, Parcel Map#36280 was changed to a Schedule "D" Tract Map splitting two lots only (Parcel 1 = 10.77 gross acres, Parcel#2 = 20.00 gross acres). Currently, there is one existing dwelling on each proposed lot which is connected to its own dedicated onsite wastewater treatment system (OWTS). Both dwelling units are being served potable water by a single well located on Parcel#1 under a notarized shared well agreement dated 8-10-10.

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS (cont.) RECOMMND

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 3 C42 CERTIFICATION W/ PLOT PLAN RECOMMND

A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual may be required at the discretion of DEH if any of the following apply:

a) Any additional or new plumbing will be connected to an existing septic system(s).

b) The location of the existing septic system(s) is unknown.

c) The existing septic system(s) will be upsized or modified.

d) The existing septic system(s) appears not to be in good working repair.

10.E HEALTH. 4 ORD 650/DEH POLICY/STATE LAW RECOMMND

Any new proposed Onsite Wastewater Treatment Systems (OWTS) and/or new proposed Advanced Treatment Units must comply with the requirements set forth by County Ordinance 650, the Department of Environmental Health (DEH) Technical Guidance Manual, and applicable State Law.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36280 is a proposal to subdivide an approximately 30-acre site into 2 lots (one 10-acre lot and one 20-acre lot) for residential use. The site is located in the Sage area between Ballinger Road and Calle Piedras north of Red Mountain Road. The exhibit indicates there are existing homes on each proposed lot. This site was previously reviewed as PM 36280.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Our review indicates that the topography of the area consists of well defined ridges and natural watercourses which traverse the property. Each lot contains adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of buildings and obstructions. The existing drainage patterns of the site shall be perpetuated and new construction shall comply with all applicable ordinances.

All structures and improvements are existing and this project, located within the Santa Margarita River watershed, does not create any additional impervious surfaces and no additional impervious area is anticipated. Therefore, no project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that a WQMP may be required if any future development on the site results in a loss of pervious surface.

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

PLANNING DEPARTMENT

10.PLANNING. 1

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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 2 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.

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.

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10. GENERAL CONDITIONS

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 D, 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. 11 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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

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

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

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

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

10.PLANNING. 18 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO (cont.)

RECOMMND

approved by the County of Riverside.

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with

TRANS DEPARTMENT

10.TRANS. 1

MAP-STD INTRO 3 (ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

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

EPD DEPARTMENT

50.EPD. 1 MAP - BIOLOGICAL CONSTRAINTS

RECOMMND

Prior to recordation of the final map for TR36280, EPD shall inspect the map to make sure the biologically constrained area is shown as on the tentative tract map exhibit (dated 6/14/11). These areas must be labeled as "BIOLOGICAL CONSTRAINT AREA" on the final map for TR36280 for 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.

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

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50. PRIOR TO MAP RECORDATION

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

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 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-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer,

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50.FIRE. 8 MAP-#46-WATER PLANS (cont.) RECOMMND

containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 9 MAP-#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, a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 10 MAP*-#70-ECS-ADDRESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway, located no more than 5 feet from access to Parcels 1 and 2. A permanent monument will be provided for the address, in any of the following ways: Attached to a permanent fence near entrance to Parcels 1 and 2. Address on a metal plate attached to a pole buried in 18"x18" concrete base. Block, brick, or rock stand no less than 3 feet in height and 1 foot in width. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 11 MAP-#8-ECS-WATER TANK/WELL RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 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. 2 MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 10.7 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 10 Acre Minimum and Residential Agricultural - 20 Acre Minimum zones, respectively; and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

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

If the District chooses not to annex the subject property, the status of this condition shall be changed to MET and the status of conditions 50. Planning. 8 (QUIMBY Fees (1)) and 90. PLANNING. 4 (QUIMBY Fees (2)) shall be changed to NOTAPPLY.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

If the subject property is annexed into the Valley-Wide Recreation and Parks District, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

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. 14 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4669 was prepared for this property on September 27, 2010 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 during mass or rough grading is required."

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 22 MAP - ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP Exhibit shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 28 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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

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 - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 5 MAP - ACCESS RD TO PUBLIC RD2

RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way as approved by the Transportation Department to provide access road to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. 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 southerly extension of Calle Piedras to a paved County maintained Red Mountain Road per provided signed road improvement

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ACCESS RD TO PUBLIC RD2 (cont.) RECOMMND
plan dated 2/14/2011.

50.TRANS. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at the intersection of Red Mountain Road and Calle Piedras in accordance with County Standard No. 816 and as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - OFFSITE 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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

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

EPD DEPARTMENT

60.EPD. 1 EPD - BIO CONSTRAINT AREA RECOMMND

The biologically constrained areas identified in the tentative tract map exhibit TR36280 (dated 2/15/10) must be shown on all grading plans and EPD shall review the plans to make sure this has been done. These constrained areas shall be labeled as "BIOLOGICAL CONSTRAINT AREA". These areas shall be physically staked out onsite by an EPD biologist or other qualified biologist and inspected by EPD prior to issuance of any grading permit under TR36280.

60.EPD. 2 EPD BMP'S FOR GRADING RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - MSHCP LANDSCAPING RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

FIRE DEPARTMENT

60.FIRE. 2 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. 1 MAP ADP FEES RECOMMND

Tract 36280 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report (PD-A-4669, prepared by Archaeological Associates, dated September 27, 2010, and information contained in a letter from the Pechanga Band of Luiseno Mission Indians, dated November 18, 2010, sensitivity for prehistoric Native American cultural resources has been established for the area surrounding the project. While no cultural resources were observed on the ground surface during the investigation, the presence of buried cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

deposits could not be ruled out. Therefore, archeological monitoring shall be required to provide for mitigation of any uncovered cultural Resources during the mass/rough grading and trenching activities.

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 Archaeologist." The Project Archaeologist 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 any required tribal or special interest monitors. The Project Archaeologist 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, structure demolition and etc. The Project Archaeologist 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 any required tribal or 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 Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN- TRIBAL MONITORING

RECOMMND

As a result of information contained in a letter dated November 18, 2010, from the Pechanga Band of Luiseno Mission Indians, it has been determined that tribal monitoring of mass/rough grading and trenching is appropriate given the high sensitivity for buried prehistoric cultural resources in the project vicinity.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal 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 Tribal Monitor shall be allowed 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 Tribal Monitor shall have the limited 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 Project Archaeologist, for the purposes of tribal consultation only.

The developer/permit holder shall submit a fully executed copy of the agreement 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 Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for tribal consultation as a representative of the Pechanga Band of Luiseno Mission Indians.

2) Tribal monitoring does not replace any required Cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN- TRIBAL MONITORING (cont.)

RECOMMND

Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

3) This agreement shall not modify any approved 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 tribe has not been met. The developer/permit holder shall demonstrate a good-faith effort to secure the tribal agreement.

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. 19 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. 23 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7729 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW

RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1

EPD - FINAL GRADING INSPECTION

RECOMMND

EPD shall visit the site prior to finalizing any grading permit to ensure no grading has occurred in any biologically constrained areas. Please contact EPD @ (951)955-6892 to schedule this inspection.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

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.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

(EXISTING HOMES EXEMPT)

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES

RECOMMND

Tract 36280 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

Pursuant to Ordinance No. 460, Section 13.1, all utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 12 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

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - PRECISE GRADE INSP (cont.)

RECOMMND

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 1 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 adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

If the subject property is annexed into the Valley-Wide Recreation and Parks District, 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. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

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

DATE: May 3, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section- K. Lovelady
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 152 c/o EDA
3rd District Supervisor
3rd District Planning Commissioner

Hemet Unified School Dist.
Southern California Edison
Southern California Gas Co.
Caltrans District #8
RWQCB - Santa Ana
Eastern Information Center (UCR)

TENTATIVE TRACT MAP NO. 36280 (This case was previously identified as Tentative PARCEL Map No. 36280) Please note: This case is now a Schedule "D". Review and comment on this case and remove any and all Conditions that apply to the PM and replace them with any and all Conditions that apply to a Schedule "D" Tract Map.- EA42255 - Applicant: Edgar Forcier - Engineer/Representative: Ross Land Development - Third Supervisorial District - Rancho California - Riverside Extended Mountainous Area Plan: Rural: Rural Residential (5 Acre Minimum) (R:RR) - Location: Northerly of Red Mountain Road, and easterly of Ballinger Road, and westerly of Calle Piedras - 30.77 Gross Acres - Zoning: Rural Agricultural - 20 Acre Minimum (R-A-20) - REQUEST: The tentative TRACT map proposes a Schedule "D" subdivision of 30.77 gross acres into two (2) residential parcels ranging in size from 10.77 gross acres to 20.00 gross acres - APN: 569-110-018

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on May 26, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi, Project Planner**, at (951) 955-6925 or email at **arossi@rctlma.org** / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 15, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand

TENTATIVE TRACT MAP NO. 36280, AMENDED NO. 1 - EA42255 - Applicant: Edgar Forcier - Engineer/Representative: Ross Land Development - Third Supervisorial District - Rancho California - Riverside Extended Mountainous Area Plan: Rural: Rural Residential (5 Acre Minimum) (R:RR) - Location: Northerly of Red Mountain Road, and easterly of Ballinger Road, and westerly of Calle Piedras - 30.77 Gross Acres - Zoning: Rural Agricultural - 20 Acre Minimum (R-A-20) - **REQUEST:** The Tentative Tract map proposes a Schedule "D" subdivision of 30.77 gross acres into two (2) residential parcels ranging in size from 10.77 gross acres to 20.00 gross acres - APN: 569-110-018

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on July 21, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi, Project Planner**, at (951) 955-6925 or email at **arossi@rctlma.org** / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

July 28, 2010

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

RE: Tentative Parcel Map No. 36280 — Schedule H Subdivision of 30.77 Acres into 2 Residential Parcels

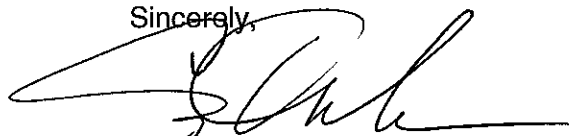
Dear Mr. Horn:

The Riverside County Waste Management Department has reviewed the proposed project, located northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Peidras in Rancho California. This project will generate solid waste that requires disposal. In order 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.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transportation, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner IV

PD#91687



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

November 18, 2010

VIA E-MAIL and USPS

Adrienne Rossi
Project Planner
County of Riverside TLMA
4080 Lemon Street, 12th floor
Riverside, CA 92521

Re: Pechanga Tribe Comments on Tentative Tract Map 36280, APN 569-110-018

Dear Ms. Rossi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, 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. Please incorporate these comments into the public record of approval for this Project as well.

The Tribe submits these comments to assist the County in preparing appropriate mitigation for the cultural resources that may be discovered during development of this Project. The Tribe knows of cultural resources located near the vicinity of the proposed Project. While the Tribe is not aware of any resources located on the property itself, there are multiple boulder outcrops that may contain additional milling features and/or other resources. The Tribe believes that, in addition to previously known resources within the vicinity, the topography of the Project is a major indicator for resources. Therefore, the Tribe recommends an archaeological study be conducted in conjunction with the environmental review. The Tribe requests to participate in this study with the Project archaeologist; a visual inspection of the Property by Tribal representatives allows us to have a better idea of what the land looks like and it assists with our determination for level of participation in the CEQA process for this Project. We have also found that our professional monitors are instrumental in identifying resources that are often missed by archaeologists.

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

At this time, we further request that Pechanga Tribal monitors be required for all ground-disturbing activities and that a Treatment Agreement with the Pechanga Tribe and the Developer be required to address all cultural resources and Native American human remains, including inadvertent discoveries, which may be uncovered on the Project property.

**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 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 basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

While it is not clear from the documentation the Tribe has received, should this Project involve a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

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

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

This comment letter is not intended to begin SB18 consultation or be accepted in lieu of formal consultation. Rather, the Tribe submits these comments before the start of formal consultation or environmental review so that the County knows the Tribe has specific and important information about this area that must be taken into account during the environmental review process. Without this information, the County will not have a clear picture of the cultural landscape and specific resources that will be impacted by this Project and thus, cannot make accurate determinations regarding impacts to the environment as mandated by CEQA.

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, Village locations, *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 as well as history with other projects in the 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, few have excluded this portion of unincorporated Riverside County, the community of Sage, from 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 originates with the creation of all things at *'éxva Teméeku*, the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the first human-*Wuyóot*, lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. At this time, the people spread out from Temecula, establishing villages and marking their territories. The first people eventually became the mountains, plants, animals and heavenly bodies. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois

1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. 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). 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 south eastern 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 Luiseño 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 Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

At this time, the Tribe is unaware of any previously recorded cultural resources within the Project boundaries as we have not been provided authorization to conduct a surface survey on the

Property. However, our knowledge of such a high number of resources in the area (over 15 in a two mile radius), in addition to the distinct topography of the Property, leads us to conclude that the potential for surface and/or subsurface resources is high.

The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction. We would also welcome the opportunity to survey the site to determine whether any surface resources are located. This will only serve to assist the Tribe, the County and the Applicant in determining the proper course under CEQA and protect invaluable resources located within the Project's boundaries.

PROJECT IMPACTS TO CULTURAL RESOURCES AND REQUESTED TRIBAL INVOLVEMENT

Even though the Tribe is unaware of any previously recorded resources in the Project boundaries at this time, the proposed Project is located in a sensitive region of Luiseño territory and cultural resources have been located in close proximity to the Project. The Tribe believes that the possibility for recovering resources during ground-disturbing activities is high. The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and which the Tribe has historically monitored. 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 could 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 to be involved and participate with the County of Riverside in assuring that an adequate environmental assessment is completed, and in developing all 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 to be present during all ground-disturbing activities conducted in connection with the Project, including any archaeological surveys and excavations performed.

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 Applicant/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 a Mitigated Negative Declaration or other environmental document 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 suggested mitigation 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 a Riverside County qualified 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 for the monitors;

and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

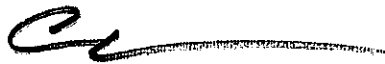
- MM 3** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County of Riverside (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor 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 4** 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 immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, 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 5** 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 Pechanga Tribe for proper treatment and disposition.
- MM 6** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the Project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to

the Planning Director for decision. The Planning Director 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 Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or the Board of Supervisors.

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 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 951-770-8100 X8104 if you have any comments or concerns. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Leslie Mouriquand, Riverside County Archaeologist

Mares, David

From: Dan Silver [dsilverla@me.com]
Sent: Tuesday, September 06, 2011 11:11 AM
To: Rossi, Adrienne; Mares, David; Syms Luna, Carolyn; Neal, Greg; Bowie, Desiree
Cc: Keathley, Rose
Subject: Agenda Item 3.4, Planning Commission Hearing Date: Sept 6, 2011

Sept 6, 2011

Dear Chair and Members of the Commission:

I would like to bring to your attention technical problems with the Commission's agenda items, and raise a concern about this project.

I was unable to access the staff report, conditions of approval, and environmental assessment in a timely manner because the hyperlinks on the internet agenda are "dead." While the links work internally at your facility, they don't work on my computer. I'm sure I'm not alone. Could you please have information technology address this problem? (Staff eventually sent me PDF files for this project but after the fact.)

Regarding this project, the situation regarding MSHCP conformance is unclear. The staff report says the site is within a criteria cell. The environmental assessment says the opposite, and is presumably in error. The EA therefore has no information on the MSHCP. While the subdivision map shows an "environmentally constrained" label, the graphic is so convoluted that the reader cannot decipher any set-asides. There is no color coding to assist the reader.

Finally, the HANS determination for MSHCP conformity, which would presumably provide the relevant information, is not available for public review, even though it is central to all the biological findings under CEQA.

This project is a good example of how the Planning Dept is failing to provide basic information to the public.

Also ,please consider this a Public Records Act request for the HANS determination for this project.

Thank you in advance.

Sincerely,
Dan

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Environmental Programs Department

Carolyn Syms Luna
Director

June 22, 2010

Mr. & Mrs. Edgar Forcier
29753 Red Mountain Road
Hemet, CA 92544

Dear Mr. & Mrs. Forcier:

Re: JPR 10-05-26-01 Determination Letter – No Conservation
HANS No. 2009
Case No. PAR01270
Assessor's Parcel Number(s): 569-110-018

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Gregory Neal, EPD Deputy Director
Monica Thill, EPD
Ken Graff, RCA
Sarah Lozano, RCA



RCA Joint Project Review (JPR)

JPR #: 10-05-26-01

Date: 6/9/10

Project Information

Permittee: Riverside County
Case Information: HANS 2009
Site Acreage: 30.77 acres
Portion of Site Proposed for
MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Linkage 13
Area Plan: REMAP

APN	Sub-Unit	Cell Group	Cell
569-110-018	SU2 – Wilson Valley/Sage	L	5322 5324 5426

Comments:

- Proposed Linkage 13 is comprised of Tocalota Creek and adjacent upland Habitats. It is one of two Linkages connecting Core Areas in Diamond Valley Lake, Lake Skinner, and Johnson Ranch to Core Areas in the eastern portion of the MSHCP Plan Area. Because this Linkage is generally unconstrained by existing urban development or agricultural use, the Linkage provides Live-In Habitat for several Planning Species, including Quino checkerspot butterfly and Stephens' kangaroo rat. The Linkage also provides a connection for coastal California gnatcatcher, southwestern willow flycatcher, and bobcat, connecting to Core Areas in Diamond Valley Lake, Lake Skinner, and Wilson Valley.
- The project site is located in Cell Group L. Conservation within this Cell Group will contribute to assembly of Proposed Linkage 13. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups M to the west and S to the south. Conservation within this Cell Group will range from 5% to 15% of the Cell Group, focusing in the southwestern portion of the Cell Group.
- Based on the information provided by the Permittee, the property is currently developed with two single-family homes, and the property owner is seeking to split the parcel into two lots—one for each residence. No new construction is proposed by the applicant at this time. The undisturbed portions of the site are dominated by a dense mix of sage scrub and chaparral intermixed with non-native grasses



RCA Joint Project Review (JPR)

JPR #: 10-05-26-01

Date: 6/9/10

and ruderal vegetation. Soils on site are rocky and sandy. Given that the project is located in the northeast corner of Cell Group L, which is not the area targeted for Conservation, the project would not conflict with the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are riverine areas on the project site. There are no vernal pools and other fairy shrimp habitat on the project site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a narrow endemic plant species survey area.

Section 6.3.2 – Was Additional Survey Information Provided?

No. The project site is not located in an Additional Survey Area.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

No. The property is not located near future or existing Conservation Areas.

Comments:

- a. Section 6.1.2: The project site was assessed by the Permittee who subsequently prepared an WRMSHCP Consistency Analysis dated May 17, 2010. There are reportedly three drainages on site that all support willow riparian vegetation. All three of these drainage areas, along with the riparian vegetation, will be avoided by the applicant in any activities they do on the site (see Appendix B of the WRMSHCP Consistency Analysis). The Permittee reports they have notified the property owners that a code violation would be issued for disturbance to the areas mapped in Appendix B. A small manmade pond is located on the southern portion of the site, which was constructed by the Army Corps of Engineers. This manmade pond controls flooding associated with one of the drainages and will be within the avoidance area and not impacted by project activities. The soils on site are reported to be sandy, and therefore, not conducive for vernal pools or fairy shrimp habitat. Since the riparian and riverine resources on site will be avoided through an Environmental Constraints Sheet, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

SNS

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Set ID# CC005894

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
☒ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07749

DATE SUBMITTED: 10 Oct 2010

APPLICATION INFORMATION

Applicant's Name: Edgar Forcier E-Mail: _____

Mailing Address: 29753 Red Mt. Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 767-7682 Fax No: () _____

Engineer/Representative's Name: Al Beebe E-Mail: bbal53@netscape.com

Mailing Address: 29753 Red Mt. Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 767-9852 Fax No: () _____

Property Owner's Name: Edgar Forcier E-Mail: _____

Mailing Address: 29751 Red Mt. Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 767-7682 Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

EA42255 / CFG05 613

APPLICATION FOR CHANGE OF ZONE

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.

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.

Edgar Forcier
PRINTED NAME OF APPLICANT

Edgar Forcier
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.

Edgar F. Forcier
PRINTED NAME OF PROPERTY OWNER(S)

Edgar Forcier
SIGNATURE OF PROPERTY OWNER(S)

Peggy Forcier
PRINTED NAME OF PROPERTY OWNER(S)

Peggy Forcier
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 569-110-018

Section: 30 & 31 Township: 6-S Range: 1-E

Approximate Gross Acreage: 30.77

General location (nearby or cross streets): North of Red mtn Rd., South of Catalan rd. East of Ballinger rd. West of Calle Piedras.

Thomas Brothers map, edition year, page number, and coordinates: pg 901 E-4

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Exist Zoning R-A-20 (General Plan RR SAC MIN)
Proposed R-A-10 & R-A-20

Related cases filed in conjunction with this request:

Tentative Parcel map # 36280



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson
Agency Director



Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Edgar Forcier hereafter "Applicant" and Edgar + Peggy Forcier "Property Owner".

Description of application/permit use:

Change of Zone

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- D.M.* ☒ TRACT MAP ☐ MINOR CHANGE ☐ VESTING MAP
☐ REVISED MAP ☐ REVERSION TO ACREAGE ☐ EXPIRED RECORDABLE MAP
☒ PARCEL MAP ☐ AMENDMENT TO FINAL MAP

D.M.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: TR ~~PA~~ 36280 DATE SUBMITTED: 12-17-09

APPLICATION INFORMATION

Applicant's Name: Edgar Forcier E-Mail: bba153@netscape.com

Mailing Address: 288 29751 Red Mountain Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 767-9852 Fax No: ()

Engineer/Representative's Name: Ross Land Development E-Mail: randrlanddev@a
Yahoo.com

Mailing Address: 39282 San Ignacio Rd.
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 767-1932 Fax No: () SAME

Property Owner's Name: SAM AS ABOVE E-Mail:

Mailing Address:

City State ZIP

Daytime Phone No: () 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

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

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.

Edgar Forcier Edgar Forcier
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.

Edgar Forcier Edgar Forcier
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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 owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 569-110-018

Section: 30/31 Township: 6S Range: 1E

Approximate Gross Acreage: 30.77

General location (cross streets, etc.): North of Catalan Rd., South of

Red Mountain Rd., East of Calle Piedad, West of Bellingier

Thomas Brothers map, edition year, page number, and coordinates: 901 64

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):

2 lots, schedule ~~of~~ ^{D.M.}, There is 2
existing homes on property, need to divide
so each home has its own property

Related cases filed in conjunction with this request:

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 ☐ well

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 ☐ Septic

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

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: _____

Estimated amount of fill = cubic yards: _____

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

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ 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 ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>) for watershed location)?

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Whitewater 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) Edgard Forcier

Date 12/16/09

Owner/Representative (2) _____

Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Forciers Property	
Project Location:	Hemet	
Project Description:	30 Acre	
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	YES ☐	NO ☒
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	☐	☒
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	☐	☒
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	☐	☒
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	☐	☒
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	☒
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment, designated as RARE or 303(d) listed.	☐	☒
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☐	☒
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County

Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7749 and TENTATIVE TRACT MAP NO. 36280 - Intent to adopt a Mitigated Negative Declaration – Applicant: Edgar Forcier – Engineer/Representative: Ross Land Development - Third Supervisorial District - Rancho California Zoning Area – Riverside Extended Mountainous Area Plan: Rural: Rural Residential (5 Acre Minimum) (R:RR) – Location: Northerly of Red Mountain Road, easterly of Ballinger Road, and westerly of Calle Piedras – 30.77 Gross Acres - Zoning: Rural Agricultural – 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone will change the zoning on the site from R-A-20 to R-A-20 and R-A-10. The Tentative Tract Map is a Schedule "D" subdivision of 30.77 gross acres into two (2) residential lots, 10.77 gross acres and 20.00 gross acres, respectively. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.

September 6, 2011

RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Adrienne Rossi, at 951-955-6925 or email arossi@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Adrienne Rossi

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/9/2011,

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

APN (s) or case numbers TR36280 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

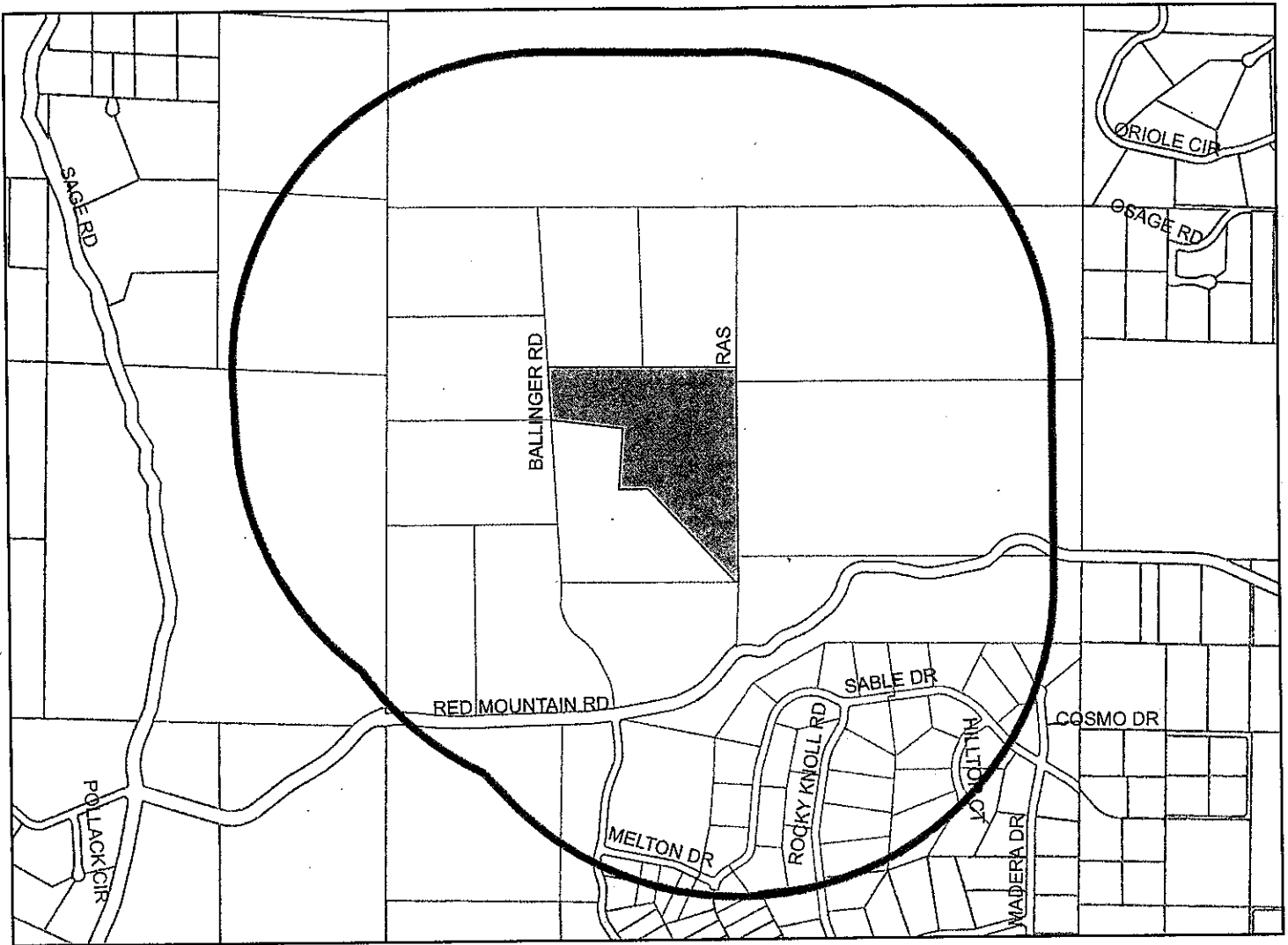
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*1 AR
expired 2/9/12*

2400 feet buffer



Selected Parcels

569-240-029	569-230-024	569-230-002	569-110-018	569-110-011	569-210-012	569-230-004	569-230-005	569-110-005	569-110-006
569-210-011	569-110-019	569-230-006	569-230-003	470-190-011	569-210-010	569-230-025	569-250-021	470-200-013	569-100-001
569-110-002	569-110-003	569-110-004	569-210-001	569-210-002	569-210-004	569-210-005	569-230-001	569-240-001	569-240-002
569-240-003	569-240-004	569-240-005	569-240-006	569-240-013	569-240-014	569-240-015	569-240-016	569-240-017	569-240-018
569-240-019	569-240-020	569-240-021	569-240-022	569-240-023	569-240-024	569-240-025	569-240-026	569-240-027	569-240-030
569-250-001	569-250-018	569-250-019	569-250-020	569-250-022	569-250-023	569-250-024	569-250-025	569-250-026	569-250-027
569-250-028	569-250-029	569-250-030	569-250-031	470-190-010	569-110-012	569-110-007			



1,500 750 0 1,500 Feet

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.



ASMT: 470190010, APN: 470190010
TERRY NICHOLAS
23170 CROOKED ARROW
WILDOMAR CA 92595

ASMT: 569110018, APN: 569110018
PEGGY FORCIER, ETAL
34620 BALLINGER RD
HEMET, CA. 92544

ASMT: 470190011, APN: 470190011
ROGER BALDWIN
26 STANTON AVE
ORINDA CA 94563

ASMT: 569110019, APN: 569110019
JON BOHAC, ETAL
29870 BALLINGER RD
HEMET CA 92544

ASMT: 569110005, APN: 569110005
MARCHETA HERBRANSON, ETAL
34600 BALLINGER RD
HEMET CA 92544

ASMT: 569210010, APN: 569210010
SUSAN RILEY, ETAL
35180 BALLINGER RD
HEMET, CA. 92544

ASMT: 569110006, APN: 569110006
ERIN TICE, ETAL
34775 BALLINGER RD
HEMET CA 92544

ASMT: 569210011, APN: 569210011
CHRISTY NICHOLS, ETAL
P O BOX 268
WINCHESTER CA 92596

ASMT: 569110007, APN: 569110007
MARTHA MACMILLAN, ETAL
23182 VIA SOCIO
HOMELAND CA 92548

ASMT: 569210012, APN: 569210012
R INGALLS, ETAL
501 N HEMET ST
HEMET CA 92544

ASMT: 569110011, APN: 569110011
EDGAR FORCIER
29751 RED MOUNTAIN RD
HEMET CA 92544

ASMT: 569230002, APN: 569230002
TANYA BURBANK, ETAL
10979 BOB KIDD LAKE RD
PRAIRIE GROVE AR 72753

ASMT: 569110012, APN: 569110012
VITO VENTIMIGLIA
34655 CALLE PIEDRAS
HEMET CA 92544

ASMT: 569230003, APN: 569230003
ROBERT SCHILLINGER
42375 MELTON DR
HEMET, CA. 92544

ASMT: 569230004, APN: 569230004
TAMARA TODD, ETAL
42405 MELTON DR
HEMET, CA. 92544

ASMT: 569230006, APN: 569230006
MATT DRAKE
42455 MELTON DR
HEMET, CA. 92544

ASMT: 569230024, APN: 569230024
CHARLES PADDOCK
2660 PUMMELO CT
ESCONDIDO CA 92027

ASMT: 569230025, APN: 569230025
SLOSSON JONG
20722 HUNTER LN
HUNTINGTON BEACH CA 92646

ASMT: 569240029, APN: 569240029
BOLLINGER RANCH
P O BOX 80036
SAN DIEGO CA 92138

ASMT: 569250021, APN: 569250021
TECHBILT CONST CORP, ETAL
3575 KENYON ST
SAN DIEGO CA 92110

ASMT: 569250031, APN: 569250031
TECH BILT INC, ETAL
3575 KENYON ST
SAN DIEGO CA 92110

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

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

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

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

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

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

Edgar Forcier
29751 Red Mountain Rd.
Hemet, CA 92577
(app/own)

Ross Land Development
39282 San Ignacio Rd/
Hemet, CA 92544
(eng.)

RIVERSIDE COUNTY
PLANNING DEPARTMENT



FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917069

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: FORCIER EDGAR

\$64.00

paid by: VI 01759A

CA F&G FOR EA42255

paid towards: CFG05613

CALIF FISH & GAME: DOC FEE

at parcel: 29751 RED MOUNTAIN RD HEM

appl type: CFG3

By _____ Dec 17, 2009 14:13
SBROSTRO posting date Dec 17, 2009

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 * I1101813

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: FORCIER EDGAR

\$2,044.00

paid by: MC 81776B

CA F&G FOR EA42255

paid towards: CFG05613

CALIF FISH & GAME: DOC FEE

at parcel: 29751 RED MOUNTAIN RD HEM

appl type: CFG3

By _____ Jul 25, 2011 09:52
JCMITCHE posting date Jul 25, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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