



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 19, 2018

**Planning  
Commissioners  
2018**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

**5<sup>th</sup> District**  
Eric Kroencke

**Assistant TLMA  
Director**  
Charissa Leach,  
P.E.

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

### **CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL**

**1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**1.1** **ADOPTION OF THE REVISED 2018 PLANNING COMMISSION CALENDAR** – Adding November 28, 2018 to be heard in Riverside at 9:00 a.m. and adding December 5, 2018 to be heard in the Desert area at 9:30 a.m.

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).

**NONE**

**3.0** PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

**NONE**

**4.0** PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.

**4.1** **CHANGE OF ZONE NO. 7824, TENTATIVE PARCEL MAP NO. 33434 – Intent to Adopt a Negative Declaration** – EA40677 – Applicant: Hubert Daniels – Engineer/Representative: Temecula Valley Consultants – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 Acre minimum) – Location: Northerly of Esplendida Way, easterly of Via View, southerly of Bruce Lane, and westerly of Scanlon Road – Zoning: Rural Residential (R-R) – **REQUEST:** The **CHANGE OF ZONE** proposes to change the zoning of the 20.19 acre subdivision area from Rural Residential (R-R) to Residential Agricultural – 10 acre minimum (R-A-10). The **TENTATIVE PARCEL MAP** proposes a Schedule "H" subdivision of 20.19 gross acres into two (2) lots with a minimum lot size of 10 acres. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**5.0** WORKSHOPS:

**5.1** **ORDINANCE NO. 348 – INTERPRETATIONS WORKSHOP**

**6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**7.0** DIRECTOR'S REPORT

**8.0** COMMISSIONERS' COMMENTS

# 2018 PLANNING COMMISSION CALENDAR

Wednesdays at 9:00 a.m. on the dates and location noted below

**Riverside:** County Administration Center, Board Chambers 1st floor, 4080 Lemon Street

**Desert:** Location TBD

**No Meeting:** Dark

**Holidays:** Closed

January						
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Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

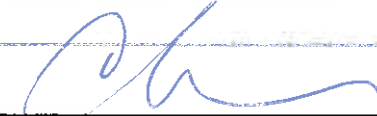
**Agenda Item No.**

**4.1**

**Planning Commission Hearing: September 19, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM33434, CZ07824	<b>Applicant(s):</b>	Hubert Daniels
<b>EA No.:</b>	40677	<b>Representative(s):</b>	Temecula Valley Consultants
<b>Area Plan:</b>	Southwest		
<b>Zoning Area/District:</b>	Rancho California Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Russell Brady		
<b>Project APN(s):</b>	915-560-008		

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Tentative Parcel Map No. 33434** proposes a Schedule "H" subdivision of 20.19 gross acres into two lots with a minimum lot size of ten acres.

**Change of Zone No. 7824** proposes to change the zoning of the project site from Rural Residential (R-R) to Residential Agricultural-10 acre minimum (R-A-10).

The tentative parcel map and change of zone (project) is located in the Southwest Area Plan of Western Riverside County. Specifically, the project is located north of Esplendida Way, east of Via View, south of Bruce Lane, and west of Scanlon Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40677**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7824** amending the zoning classification, for the project site from Rural Residential (R-R) to Residential Agricultural-10 acre minimum (R-A-10), in accordance with Exhibit No. 3, subject to adoption of the zoning ordinance by the Board of Supervisors.

**APPROVE PARCEL MAP NO. 33434**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report and

subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7824.

**PROJECT DATA**

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses:	
North:	Rural Mountainous (RM)
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Residential Agricultural-10 acre min. (R-A-10)
Surrounding Zoning Classifications:	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	The site is currently improved with a single family residence.
Surrounding Uses:	
North:	Vacant
South:	Single family residence
East:	Vacant
West:	Single family residence

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.19 acres (gross)	N/A
Existing Building Area (SQFT):	1,900 sq.ft.	N/A
Proposed Minimum Lot Size:	10 acres	10 acres
Total Proposed Number of Lots:	2 lots	N/A
Map Schedule:	Schedule "H"	

Item	Value	Min./Max. Development Standard
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**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	Yes – Cell Group B, Nos. 6590 & 6592
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**



The parcel map application for the proposed schedule "H" subdivision of 20.19 acres into two (2) lots with a minimum lot size of 10 acres was submitted on February 2, 2006. The original submittal package was deferred review due to the fact that the project site fell within criteria cells 6590 and 6592 of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and, as such, required the submittal for and completion of the Habitat Acquisition and Negotiation Strategy (HANS) process before processing the planning case. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS01487 was approved on October 8, 2008.

Upon completion of HANS and resubmittal of the plans, the planning staff determined that the existing zoning of Rural Residential (R-R) which allows for minimum lot size of one-half acre is inconsistent with the existing General Plan land use designation of Rural Mountainous (RM) which allows density of 0.1 dwelling units per acre or minimum lot sizes of 10 acres. To bring the zoning consistent with the General Plan, Planning staff requested the submittal of a change of zone application for the project, changing the zoning classification from R-R to Residential Agricultural-10 acre minimum (R-A-10). The change of zone application, referred to as CZ07824, was submitted to the county on April 2, 2014.

On May 21, 2009, the Pechanga Band of Luiseno Indians formally requested to be included in the discussions regarding the project due to the project site falling within ancestral territory. The Phase I Cultural Resources Assessment prepared for the project, referred to as PD-A-4586, was received by the Planning Department on June 29, 2009. The report recommended no further research or mitigation beyond what was stated in the report due to no cultural resources being observed within the boundaries of the project site. On June 14, 2010, the Planning Department received a letter from the Pechanga Tribe with a response to the report, including a request to be involved in the entire CEQA environmental review process and in developing all monitoring and mitigation plans and measures for the duration of the project. In addition, a request for professional Pechanga tribal monitors to be present during all ground-disturbing activities, government to government consultation with the Lead Agency, and for an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the project applicant/developer and the Pechanga Tribe.

The project has been intermittently placed in "inactive status" since 2006 and as of April 2017, at the applicant's request, the project was funded and returned to active status. Throughout the entitlement's tenure, the scope of the project has not changed. The Project is located in a rural setting with limited development, agricultural uses, unimproved roadways, scattered single family homes, riverine/riparian areas and substantial slopes. Due to the existing topographical and rural setting conditions, the Project envelope for development is constrained and only proposes a limited development that will conform to the Area Plan's goals and the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).

The Project's only access is through an unimproved County roadway known as Esplendida Way which traverses along the southern boundary of the project site and is bounded by undeveloped and slightly disturbed land to the north, east and west. There is an existing residential single family home located on the Project site which is proposed as parcel 1. Parcel 1 contains a 1,900 square foot single family one story home with four bedrooms and two bathrooms, with an attached garage, and was constructed in 2000. The existing residential building will continue to remain on the lot after the subdivision map is recorded and no additional development is proposed on the proposed Parcel 1. Parcel 2, which is proposed as approximately 10 acres gross in size, includes a building envelope for the construction of a new home and private driveway, 16-foot wide, consisting of compacted fill (not paved) for access. Parcel 2 proposes to utilize Eastern Municipal Water District (E.M.W.D.) for water needs, private septic

tanks for sewer needs, propane for gas, Southern California Edison for electricity, and Verizon for telephone communications.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no new mitigation measures were required and the IS/ ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

## FINDINGS AND CONCLUSIONS

**In order for the County to approve the proposed project, the following findings are required to be made:**

### Land Use Findings

1. The project site has a General Plan Land Use Designation of Rural – Rural Mountainous (R-RM) in the Southwest Area Plan. The proposed map meets the 10 acre minimum building intensity range requirement of the Rural Mountainous (RM) land use designation of the Southwest Area Plan. The proposed development also meets the land use designation guidelines as it is located in an area with a minimum of 70% of the area covered in slopes of 25% or greater. The project addresses SWAP 27.2 per the slope analysis exhibit submitted to the Planning Department and per Condition of Approval (Map – Slope Grading Techniques) which states “the angle of the graded slope shall be gradually adjusted to the angle of the natural terrain” meeting Policy LU 21.1 of the General Plan Land Use Element for Rural Area Plan Land Use Designations.
2. The project site has a proposed Zoning Classification of Residential Agricultural – 10 acre minimum (R-A-10) and is consistent with the Riverside County General Plan.
3. The proposed subdivision includes two residential lots and is consistent with Ordinance No. 348 (Land Use) and is allowed within the proposed Residential Agricultural (R-A-10) Zoning Classification. The proposed use, is consistent with the development standards set forth in the Residential Agricultural, ten-acre minimum (R-A-10) zone as the project does not propose any single-family residence greater than forty (40') feet in height. The lot sizes exceed the 10-acre minimum, as well as the minimum lot width of 100 feet and the minimum lot depth of 150 feet. In addition, the front yards shall not be less than 20 feet, measured from the existing street line and automobile storage space (2 spaces per dwelling unit) is provided onsite as required by Section 18.12 of Ordinance No. 348.

### Entitlement Findings

#### Parcel Map

Tentative Parcel Map No. 33434 is a proposal to subdivide 20.19-acres into two (2) lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed subdivision meets the 10 acre minimum building intensity range requirement of the Rural Mountainous (RM) land use designation of the Southwest Area Plan. The project site is not located within a Specific Plan. The proposed development also meets the land use designation guidelines as it is located in an area with a minimum of 70% of the area covered in slopes of 25% or greater. The project addresses SWAP 27.2 per the slope analysis exhibit submitted to the Planning Department and per Condition of Approval (Map – Slope Grading Techniques) which states “the angle of the graded slope shall be gradually adjusted to the angle of the natural terrain” meeting Policy LU 21.1 of the General Plan Land Use Element for Rural Area Plan Land Use Designations.
2. The site of the proposed land division is physically suitable for the type of development and the proposed density, as the site meets the minimum lot size requirements and slope coverage as stated in the Rural Mountainous land use designation. Although the site does include areas of steep terrain, there is currently an existing graded pad and house on one of the proposed parcels and grading is proposed on the second parcel that minimizes impacts to the existing terrain by locating the building pad and driveway near the existing street and in the least steep areas of the parcel.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because of the already existing residential use on Parcel 1 of the project and the building envelop proposed for Parcel 2, which avoids riverine/riparian areas on the project site and adheres to the Urban/Wildlands Interface Guidelines. Based on the facts and findings from EA No. 40677, the development of the project site does not propose any conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

In addition, there may be the potential for bird nesting sites for several species to occupy the project site and perimeter prior to grading due to suitable habitat. Therefore, prior to issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, a nesting bird survey shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered per the project’s conditions of approval.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as discussed in the facts and findings within EA No. 40677. The project will not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.
5. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule “H” Map. The project specifically complies with the Schedule ‘H’ improvement requirements of Ordinance No. 460 Section 10.13 as listed below.



- a. Streets. No street improvements are required for parcels no less than 5 acres in gross area. Existing dedications for Esplendida Way are already provided for access to the proposed parcels.
  - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 600 feet from each parcels driveway entrance and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.
  - d. Sewage Disposal. Wastewater will be treated by separate individual septic systems and will be subject to further review and permitting by the Department of Environmental Health based on established local and state laws and guidelines.
  - e. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because other than existing dedication for Esplendida Way, no public easements exist on the property site.

The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's proposed Zoning Classification of Residential Agricultural-10 acre minimum (R-A-10) of 10 acres.

#### Change of Zone

Change of Zone No. 7824 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Residential Agricultural (R-A-10) and is subject to the following findings:

7. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM). This land use designation allows for residential uses at densities no greater than 0.1 dwelling units per acre (or 10 acre minimum lot size) and the associated Tentative Parcel Map proposes 2 parcels on 20.19 gross acres for a density of 0.099 dwelling units per acre. The proposed change of zone to Residential Agricultural, ten-acre minimum (R-A-10) address the current inconsistency of the Rural Residential (R-R) zone which allows for one-half acre lot sizes. The proposed Residential Agricultural, ten-acre minimum (R-A-10) zone would allow generally for residential uses, in particular single-family residential uses that are consistent with the Rural: Rural Mountainous (R:RM) land use designation. This proposed Residential Agricultural, ten-acre minimum (R-A-10) zone is consistent with the subject site's General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) because it allows for residential uses at densities no greater than 0.1 dwelling units per acre.
8. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of residentially-zoned lots (R-R) and therefore conform to the surrounding context of the area while allowing for the subdivision of the lot into two (2) parcels of 10 acres minimum.

### Other Findings

1. The project site is located within Criteria Cells 6590 & 6592 of the Western Riverside County Multiple Species Habitat Conservation Plan. The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS01487 was approved on October 8, 2008. This project fulfills the plan requirements. The site is located adjacent to a Conservation area, and will therefore incorporate Urban/Wildlands Interface Guidelines pursuant to MSHCP requirements and the project Advisory Notification Document/Conditions of Approval.
2. The proposed project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project adheres to the Urban/Wildlands Interface Guidelines and due to the existing topographical and rural setting conditions, the Project envelope for development is constrained and only proposes a limited development that will conform to the Area Plan's goals and the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) by avoiding riverine/riparian areas of the property.
3. The project site is located within the 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. The lighting proposed with the single family uses will be required to comply with the standards of Zone A as specified in Riverside County Ordinance No. 655, which is also noted in the project Advisory Notification Document.
4. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
5. On May 21, 2009, the Pechanga Band of Luiseno Indians formally requested to be included in the discussions regarding the project due to the project site falling within ancestral territory. The Phase I Cultural Resources Assessment submitted for the project, referred to as PD-A-4586, was received by the planning department on June 29, 2009. The report recommended no further research or mitigation beyond what was stated in the report due to no cultural resources being observed within the boundaries of the project site. Pursuant to AB 52 consultation request, on June 14, 2010, the planning department received a letter from the Pechanga Tribe with a response to the report, including a request to be involved in the entire CEQA environmental review process and in developing all monitoring and mitigation plans and measures for the duration of the project. In addition, a request for professional Pechanga tribal monitors to be present during all ground-disturbing activities, government to government consultation with the Lead Agency, and for an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the project applicant/developer and the Pechanga Tribe. These requirements are reflected in the project Advisory Notification Document and Conditions of Approval.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
7. The proposed project would not be detrimental to the health, safety or general welfare of the community, as the proposed change does not recommend a change in land use type, the change of zone only allows for the subdivision of land to meet the land use designation development standards and does not allow for the implementation of incompatible land uses.

### Fire Findings

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and has a very high fire hazard severity zone.
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel breaks and green belts.

### **PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,800 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support/opposition to the proposed project.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07824 PM33434**  
**VICINITY/POLICY AREAS**

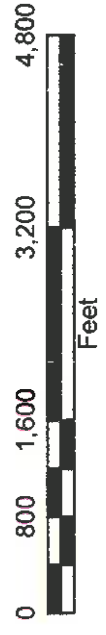
Supervisor Washington  
District 3

Date Drawn: 08/02/2018  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing a long-term vision for the County. The County is currently in the process of updating the General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-3200. Western County is a Public Access of (951) 952-3277. Riverside County is located at [www.riverside.ca.gov](http://www.riverside.ca.gov).



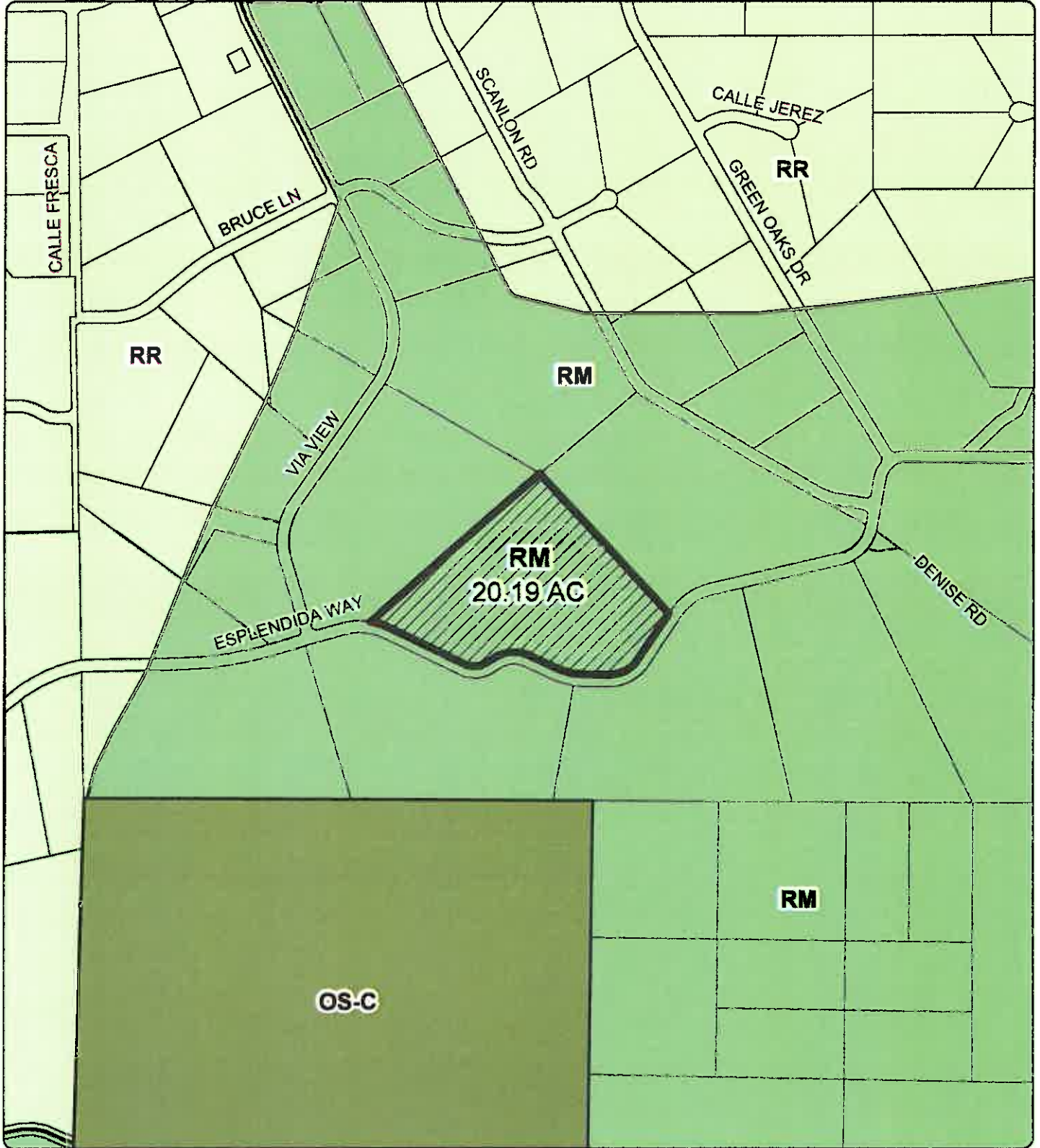
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07824 PM33434

EXISTING GENERAL PLAN

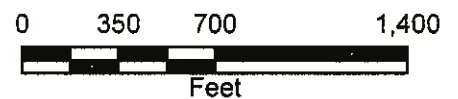
Supervisor Washington  
District 3

Date Drawn: 08/02/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://www2.cprn.rivplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07824 PM33434

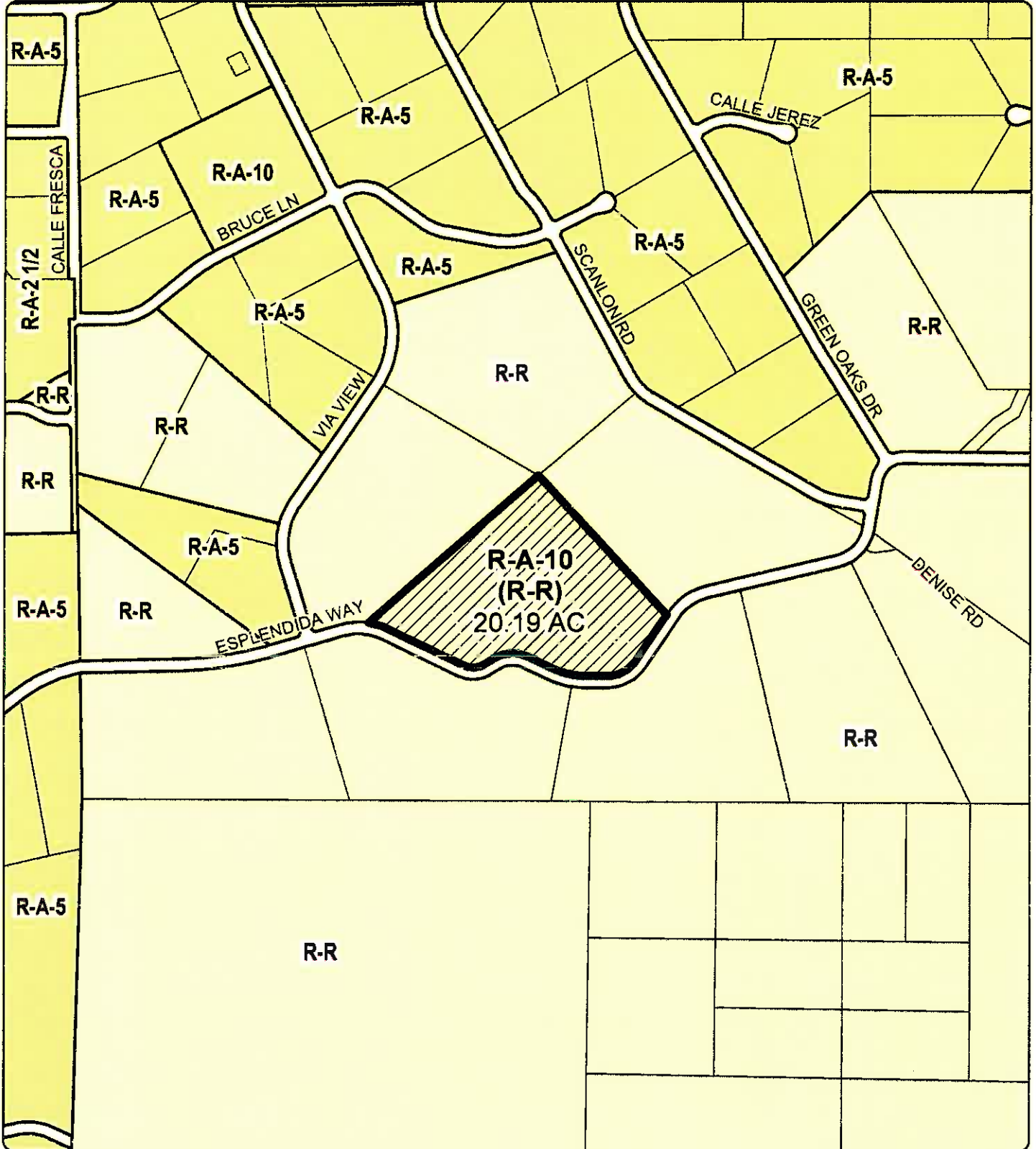
PROPOSED ZONING

Supervisor Washington

District 3

Date Drawn: 08/02/2018

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07824 PM33434

Supervisor Washington  
District 3

Date Drawn: 08/02/2018

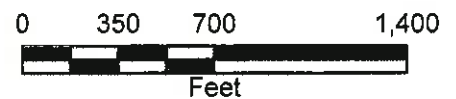
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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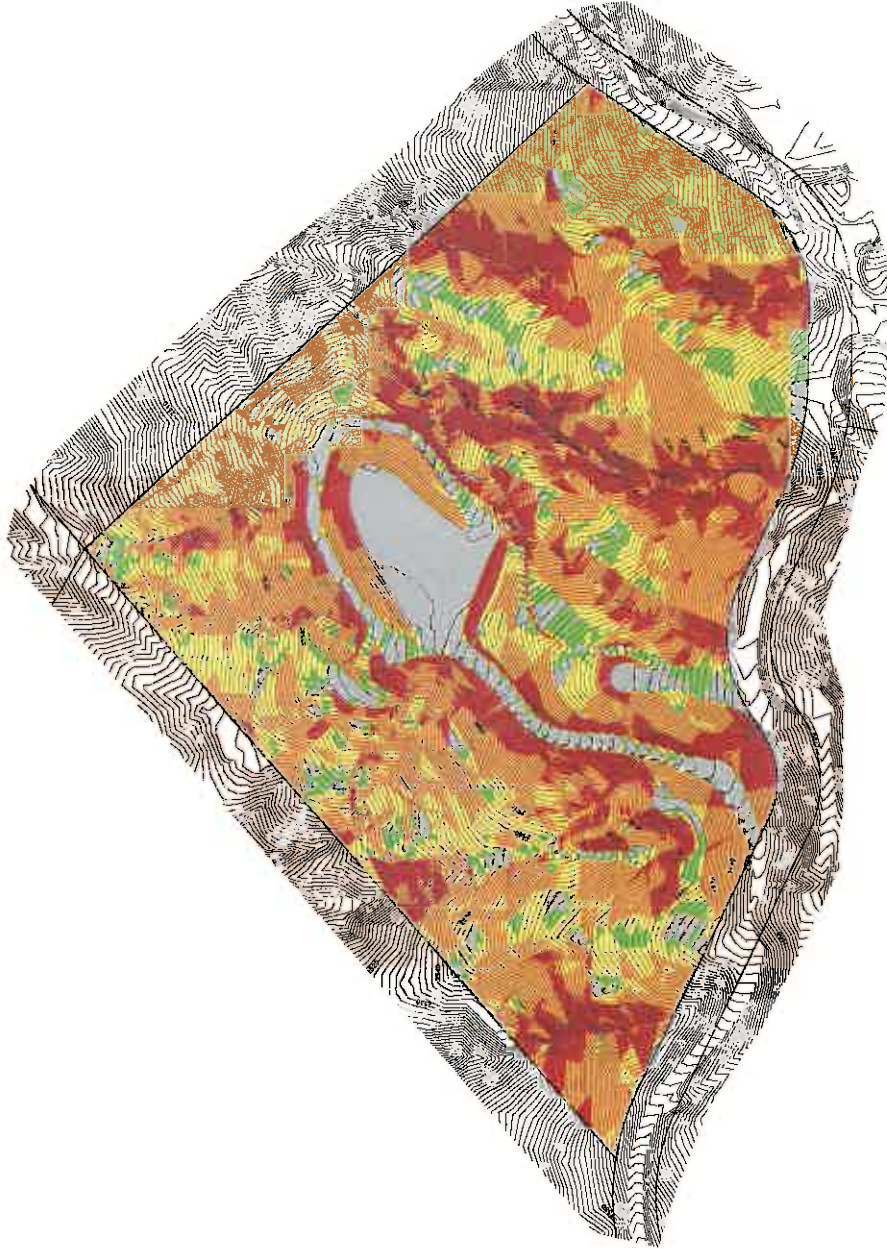







# TENTATIVE PARCEL MAP 33434

BEING A DIVISION OF PARCEL 14 OF PARCEL MAP 13213, AS SHOWN IN BOOK 118 PAGES 1 THRU 7 OF MAPS IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
A.P.N. #915-560-008



**Underground Service Alert**  
CALL BEFORE YOU DIG  
1-800-422-4133  
TWO WORKING DAYS BEFORE YOU DIG

Color	Range Beg.	Range End	Percent	Area (sqft)	Acres
F1	FLAT	5:1	10.8	88694.16	2.04
F2	5:1	4:1	6.6	54548.26	1.25
F3	4:1	3:1	20.9	172371.27	3.96
F4	3:1	2:1	41.4	341485.78	7.84
F5	2:1	1:1	20.3	170059.20	3.90

CONSULTANT:  
  
 TEMECULA VALLEY CONSULTANTS, INC.  
 15255 CANTON STREET  
 TEMECULA, CA 92592  
 951-322-8004  
 951-376-5882

TOWNER:  
 HUBERT DANIELS  
 3960 ESPLANDIA WAY  
 TEMECULA, CA 92592

COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL MAP 33434  
 SLOPE ANALYSIS  
 A.P.N. #915-560-008  
 SHEET 1  
 OF 1 SHEETS

REV. DATE BY  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NEGATIVE DECLARATION

Project/Case Number: CZ07824 and PM33434

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

PROJECT DESCRIPTION, LOCATION. (see Environmental Assessment and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Russell Brady Title: Contract Planner Date: August 16, 2018

Applicant/Project Sponsor: Daniels Hubert Date Submitted: 2-14-2006

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Russell Brady at 951-955-3025 or via email at [rbrady@rivco.org](mailto:rbrady@rivco.org)

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PM33434\PC-BOS Hearings\PM33434 ND.docx

Please charge deposit fee case#: ZEA40677 ZCFG04115

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40677  
**Project Case Type (s) and Number(s):** Zone Change No. 7824, Parcel Map No. 33434,  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Russell Brady, Project Planner  
**Telephone Number:** (951) 955-3025  
**Applicant's Name:** Hubert Daniels  
**Applicant's Address:** 39500 Esplendida Way, Temecula CA, 92592  
**Engineer's Name:** Temecula Valley Consultants  
**Engineer's Address:** 41743 Enterprise Circle North, Suite 105, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Parcel Map No. 33434** proposes a Schedule "H" subdivision of 20.19 gross acres into two lots with a minimum lot size of ten acres.

**Change of Zone No. 7824** proposes to change the zoning of the project site from Rural Residential (R-R) to Residential Agricultural-10 acre minimum (R-A-10).

The project is located in the Southwest Area Plan of Western Riverside County. Specifically, the project is located north of Esplendida Way, east of Via View, and west of Scanlon Road.

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

**C. Total Project Area:** 20.19 gross acres

Residential Acres:	20.19	Lots:	2	Units:	2	Projected No. of Residents:	6 total
Commercial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Industrial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Other:							

**D. Assessor's Parcel No(s):** 915-560-008

**E. Street References:** Northerly of Esplendida Way, southerly of Bruce Lane, easterly of Via View, south of Bruce Lane, and westerly of Scanlon Road, Esplendida Way, and Denise Road intersection.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 1 West, Section 27

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 20.19 acres of rural land. The land is at an elevation ranging 2642 to 2670 feet.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There is vacant land adjacent to the north, south, east and west of the project site. There are single family homes about 0.25 miles northwest of the project site and other single family

residential development scattered along the northeast of Scanlon Road. All land uses adjacent of the project site are currently zoned as R-R.

## **I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed Change of Zone to change the current Rural Residential (R-R) zoning to the proposed Residential Agricultural, ten-acre minimum (R-A-10) zone is consistent with the General Plan's residential land use designation (minimum lot size of 10 acres) and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance and the project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

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

**D. Land Use Designation(s):** Rural Mountainous

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

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

### **G. Adjacent and Surrounding:**

- 1. Area Plan(s):** Southwest Area
- 2. Foundation Component(s):** Rural for all adjacent parcels.
- 3. Land Use Designation(s):** Rural Mountainous (RM) for all adjacent parcels
- 4. Overlay(s), if any:** Not Applicable

### **H. Adopted Specific Plan Information**



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

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

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

J. Proposed Zoning, if any: Residential Agricultural-10 acre minimum (R-A-10)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) for all adjacent parcels.  
Residential Agricultural-5 acre minimum (R-A-5) to north, west and east.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

## III. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

\_\_\_\_\_  
Signature

Russell Brady

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Charissa Leach, P.E.  
Assistant TLMA Director

#### IV. 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 10 miles east of Interstate 15 and 4 miles north of State Route 79, both of which are Eligible Scenic Highways (State and County, respectively). However, due to intervening topography and the distance between these highways and the project site, the site is not visible from these corridors and is not located within the state eligible scenic highway corridor; therefore, the project will have no impact upon those scenic highways.

b) The project site is located in an unincorporated area of Riverside County and is currently developed with one single family residence. The existing character of the project site and immediate surrounding area is mostly mountainous and rural. The proposed project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

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, as these features do not exist on the project site. In addition, the project will not result in the creation of an aesthetically offensive site open to public view since the proposed project will add one existing residence to the area at a density that is typical for the area. The project will not create an aesthetically offensive site open to public view, and will, therefore, have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**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; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory pursuant to Riverside County Ordinance No. 655. The lighting proposed with the single family uses will be required to comply with the standards of Zone A as specified in Riverside County Ordinance No. 655. With adherence to these standards that will be incorporated through the building and safety permit process, the proposed project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**3. Other Lighting Issues**

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

---

b) Expose residential property to unacceptable light levels?

---

Source: Ord. No. 655 (Regulating Light Pollution), Ord. No. 915 (Regulating Outdoor Lighting)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) Future development on the proposed parcels will comply with County Ordinance Nos. 655 and 915 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) According to Map My County/GIS database and the California Department of Conservation Farmland Mapping Program, the subject site is designated as "Other Lands", indicating the site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed zone change from R-R to R-A-10 will not result in converting any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The change allows for limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. The project will not significantly alter or affect the overall agricultural identify for the County. Therefore, impacts related to the zone change will be less than significant.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by rural residentially zoned land along the northern, southern, western, and eastern boundaries. The zone change from R-R to R-A-10 will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property as R-R and R-A-10 are very similar in agriculturally permitted uses. Impacts will be less than significant.

d) The project is currently zoned as Rural Residential. The project proposes to change its existing land use to Residential Agricultural with minimum of 10 acre parcels. The two land uses are very similar in that they permit limited uses of agriculture as well as residential land uses and the change will not result in major impacts. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

**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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Southwest Area Plan "Land Use Map"

**Findings of Fact:**

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not 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.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

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

Source: California Emissions Estimator Model (CalEEMod), South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's as shown in section d), and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2016 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

proposes to subdivide the 20.19 acre parcel into two parcels, one parcel that already has a single family residence and the second parcel for an additional single family residence, which is consistent with the Riverside County General Plan land use designation of Rural Mountainous which allows for single-family development no greater than 0.1 dwelling units per acre. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio less than 0.1 dwelling units per acre, which is within the allowable density range associated with the property's Rural Mountainous land use designation reflected in the adopted Riverside County General Plan. Since land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region by being consistent with growth projects and not further impacting CAAQS and NAAQS through adherence to daily emission thresholds, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction and operation activities related to the one additional single family home. The SCAQMD thresholds for construction are 75 lb/day for ROG, 100 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO<sub>2</sub>, 150 lb/day for PM<sub>10</sub>, and 55 lb/day for PM<sub>2.5</sub>. The SCAQMD thresholds for operation are 55 lb/day for ROG, 55 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO<sub>2</sub>, 150 lb/day for PM<sub>10</sub>, and 55 lb/day for PM<sub>2.5</sub>. The model indicates that no criteria pollutants will exceed the daily emissions thresholds established by SCAQMD; therefore, construction and operation impacts will be less than significant.

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter as no such emitters are known to exist within one mile of the project site. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people as the proposed residential use and the construction of it are not commonly associated with generation of objectionable odors. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element; California Natural Diversity Database (CNDDB); Focused Survey for Nevin's Barberry, Vail Lake Ceanothus, Round-Leaved Filaree, Slender-Horned Spineflower and Many-Stemmed Ddleya (April 13, 2008) prepared by Powell Environmental Consultants; and Nevins's Barberry, Vail Lake Ceanothus, Round-Leaved Filaree, Slender-Horned Spineflower and Many-Stemmed Dudelya Habitat Assessment Survey (September 20, 2006) prepared by Associated Biological and MSHCP Consulting

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Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Area. The project site is also located within criteria cells 6590 and 6592 of the MSHCP. The project was submitted and completed the Habitat Acquisition and Negotiation Strategy (HANS) process (HANS01487). The MSHCP criteria did not describe any conservation for this property and a Joint Project Review (JPR) was conducted with the Regional Conservation Authority (RCA). HANS01487 was approved on October 8, 2008.

According to the Conservation Area Map (Figure 4-1) of the MSHCP, the project site does not lie within a Conservation Area, however a Conservation Area is located directly south of the project site. Due to the proximity of the Conservation Area, development of Parcel 2 will need to adhere to the Urban/Wildlands Interface Guidelines. At the original submittal of the project application the development of the project site did not propose any conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, however due to the time lapse that has occurred, the applicant shall submit a MSHCP Consistency Analysis. If the analysis determines that additional measures are required, the County biologist will work with the applicant to ensure that appropriate measures are implemented. Therefore, the project will be analyzed for consistency and potential impacts, and as a result impacts from the Project are less than significant.

b-c) According to the CNDDDB and the two focused studies (2006 and 2008), no sensitive biological resources were identified on the project site and surrounding area. There was no presence of rare, endangered, threatened, candidate, sensitive or special status plant species on or adjacent to the project site. No additional plant surveys were recommended by either study. However additional surveys may be warranted by the consistency analysis per the project conditions of approval and therefore impacts on sensitive plant species will be less than significant.

d) The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. There may be the potential for bird nesting sites for several species to occupy the project site and perimeter prior to grading due to suitable habitat. Therefore, prior to issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, a nesting bird survey shall be conducted and appropriate measures shall be implemented by a qualified biologist if active nests are discovered. Typical measures include fencing active nests from disturbance until the young have fledged, Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur per the project conditions of approval. No mitigation is proposed.

e-f) The Project area is documented to contain riverine/riparian areas or vernal pools and are identified on the parcel map exhibit, however the grading proposed and shown on the tentative parcel map exhibit would avoid any impacts to these areas. To further ensure the project does not impact these areas, in particular if overtime the condition of the site alter the boundaries of the area, further consistency analysis required prior to grading pursuant to the project conditions of approval will confirm if any change has occurred and the project site would be subject to approved mitigation by the County biologist



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pending review of the consistency analysis. As a result, the project impacts will be less than significant based on the project as proposed and the incorporated conditions of approval to verify site conditions do not substantially change from current conditions.

g) The proposed project site is known to have two Oak trees based on the two focused studies (2006 and 2008). The consistency analyses can confirm if these oak trees are still located on the property. If confirmed, then the Oak Trees are to be preserved whenever possible per the Riverside County Oak Tree Guidelines and is required under the project conditions of approval. The conditions of approval require an Environmental Constraints Sheet (ECS) to reflect the requirement for no disturbance within 50 feet of the identified oak tree, delineation of the no disturbance are on grading plans, and temporary fencing to avoid impacts to an near the oak tree. No mitigation is proposed.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, PDA04586, Project Application Materials;

**Findings of Fact:**

a) Based upon analysis of records and a survey of the property by a County Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Results of the survey can be found in PDA04586; "A Phase I Cultural Resources Assessment of Tentative parcel Map 33434". No resources were identified therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, PDA04586, Project Application Materials.

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to known archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Results of the report can be found in PDA04586; "A Phase I Cultural Resources Assessment of Tentative Parcel Map 33434", authored by Jean Keller and dated May 2009. The project has been conditioned for an archaeologist to be retained to monitor grading activities if any unknown resources are discovered during grading and to address any such resources through avoidance, recordation, and curation as may be appropriate. Since unknown resources may be found during grading activities, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be changes in the significance of archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. In addition, a cultural and tribal monitor will be present during ground disturbing activities associated with this project to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"; Cultural Resources Consultant

**Findings of Fact:**

a.) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Following a literature search, records check, and a field survey, the project site is determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. However, should fossil remains be encountered during site development, per the Project's condition of approval, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist (COA 60, Planning 28).

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

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

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

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?

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act.

**Findings of Fact:**

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

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

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

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

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

As outlined by Riverside County General Plan Figure S-3 "Generalized Liquefaction", the proposed site has a low probability of being affected by soil liquefaction. Future development of the site will be required to adhere to the 2010 CBC (California Building Code) regulations, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Impacts for the site will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Landslide Risk**

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

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

Findings of Fact:

a) As outlined by Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", the proposed site will have little to no potential for risk of a landslide. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Based on geologic mapping and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

**16. Other Geologic Hazards**

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

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones".

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. In addition, the project is for the subdivision of land and changing of the parcels zoning, not for the physical development of structures. Impacts will be less than significant.
- b) The soil of the project site has been determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) Soils of the Project are capable of supporting septic tanks. Future development on the proposed parcels shall follow the Onsite Wastewater Treatment Systems Policy (OWTS Policy), adopted by the California State Water Resources Control Board, to ensure adequate siting, design, operation, and maintenance of the installed septic systems. In addition as a condition of approval for the Project, the developer will be required to obtain a clearance letter from the San Diego Regional Water Quality Control Board if leach lines are installed in slopes in excess of 25%. With compliance with the OWTS Policy, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The applicant will be required to develop and implement a storm water pollution prevention plan (SWPPP) and incorporate its Best Management Practices (BMPs). This is a requirement under the National Pollution Discharge System (NPDES) general construction permit. The SWPPP is designed to minimize pollutant run-off and to prevent erosion during and after construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions that will reduce the project's impact to less than significant. The implementation of the SWPPP is not considered mitigation pursuant to CEQA.

b) As stated above, once site improvements begin the potential for on-site erosion will increase. However, BMPs implemented from the Project's SWPPP are designed for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

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

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**3. Greenhouse Gas Emissions**

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

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

**Source:** California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010 Application Materials, Riverside Climate Action Plan

**Findings of Fact:**

a-b) Pursuant to the adopted Riverside Climate Action Plan, 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 electricity demands. This threshold of potentially cumulatively significant amounts of GHGs is 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2e</sub>). The proposed project with change of zone, is consistent with the General Plan, and a two lot land subdivision of no smaller than ten gross acres per parcel. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of future residences or other projects are likely to occur thereafter. The type of small-scale 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Additionally, the anticipated emissions from the project would be well below the 3,000 MTCO<sub>2</sub>e established by the Riverside County CAP. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**4. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:**

**Findings of Fact:**

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Crowne Hill Elementary School, located at 33535 Old Kent Road in Temecula, and is approximately 10.9 miles southwest. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the Hemet-Ryan Airport, approximately 25 miles to the north-northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.



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

**6. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

**Findings of Fact:**

a) According to the Area Plan, the proposed project site is located in an area designated as high for wildfire susceptibility. The proposed project will not 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 due to adherence to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

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

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; Biological Assessment, APN: 915-560-008, dated September 20<sup>th</sup>, 2006.

Findings of Fact:

a) According to the Biological Investigation, the existing surface drainage is by way of dry washes which sheet flow to north and northeast from peak elevations within the site. There are no existing drainage devices that exist on the site. Future development within the project site is subject to plan check review by the County and thus will address any concerns regarding drainage. Therefore, the project shall 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 will result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) If approved, the Project will allow for new construction and grading for a new single family home which will be required to adhere to the State and County requirement for run off from construction and post construction BMPs. As a result, the potential for contaminated stormwater discharges and the potential for downstream pollutant loading is significantly reduced. Impacts from construction and post construction will be less than significant.

c) If approved, the proposed zone change and subdivision and will establish the entitlements for which a new single family home can be constructed. Only a single family home will be served by the local water agency, Eastern Municipal Water District (EMWD) and will require the developer to ensure all requirements to obtain potable water service for each lot are met with EMWD as well as other agencies. No wells are proposed. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

d) No streams traverse the project site; thus, construction on the project site will not result in the alteration of any stream course. With regard to project operation, on-site drainage will continue to function through inland swales located throughout the project site. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) like water quality treatment basins or constructed treatment wetlands and the operation of the project will not result in significant environmental effects like increased vectors or odors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Drainage will be provided onsite through inland swales throughout the site. Impacts will be less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.

**8. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

**Findings of Fact:**

a) The project is located in an unincorporated area of Riverside County and is currently improved with one single family residence on site. The project is for the subdivision and zoning land, and does not involve site improvements. 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 will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County. According to the General Plan, the closest dam to the project site is located in Temecula. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

**Mitigation:** No mitigation measures are required.

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

**LAND USE/PLANNING** Would the project

9. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County. The project is currently designated as Rural Mountainous which allows for minimum lots of 10 acres. The zone change to Residential Agricultural, ten-acre minimum (R-A-10) will also have the restriction of minimum size lots of 10 acres. The project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

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 currently zoned Rural Residential (R-R), which requires a minimum size lot of one-half acre. The proposed development will require a Change of Zone to change the current Rural Residential zoning to Residential Agricultural, ten-acre minimum (R-A-10). Surrounding land uses include Rural Residential and Residential Agricultural to the north, west, east, and south. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Rural Residential. With a Change of Zone to change the Rural Residential zone to Residential Agricultural, the project proposes to subdivide the 20.19 acre lot into two 10 acre minimum lots. Surrounding impacts are also similar. No impact will occur.

d) The project is consistent with the Riverside County General Plan. The project will have no impact.

e) The project is surrounded by Rural Residential and Residential Agricultural zoned parcels to the north, west, east, and south. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

**11. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that will be of value to the region or the residents of the State. 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. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**12. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Railroad Noise**

NA     A     B     C     D                                                                                        

Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>14. Highway Noise</b>				
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>15. Other Noise</b>				
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Noise Element

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

- a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.
- b) Construction of the additional residential lot in this proposal will require a site preparation phase, grading activity, building construction, and architectural coating of the residential development. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the west and southeast. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Impacts will be considered less than significant with mitigation incorporated.

c) Future residents located on the project site may experience noise due to an increase in human activity within the area from people living on the premises. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

17. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently improved with a 1900 square foot single family one story home with four bedrooms and two bathrooms, with an attached garage, and was built in 2000 will remain untouched after the subdivision. The remainder of the property, including the proposed second lot location are vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will generate approximately 3 residents within the unincorporated portion of the Riverside County. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

**18. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

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 will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Sheriff Services**

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will 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 will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Schools**

Source: Temecula Valley Unified School District

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

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Crowne Hill Elementary School, located at 33535 Old Kent Road in Temecula, and is approximately 10.9 miles southwest. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>21. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately 13.2 miles to the west of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>22. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in the City of Temecula, approximately 11.5 miles west of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**RECREATION**

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

Source: Riverside County General Plan, Public Facilities

Findings of Fact:

a) The project will result in the subdivision of one 20.19 acre lot into two lots. The project will lead to the construction of one residence on the project site. The nearest public park to the project site is Lake Skinner recreation area, located in Winchester, approximately 7 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility will occur or be accelerated. The project will have no impact.

c) The project is not located within a Community Service Area or recreation and park district. The project site is located in unincorporated Riverside County and does not have a Specific Plan. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

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

**TRANSPORTATION/TRAFFIC** Would the project

**25. Circulation**

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 system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Circulation Element

**Findings of Fact:**

a) The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. The land use code for "Single Family Detached" was used to define the land use of the proposed project. The project's one additional residence will generate approximately 9 weekday daily trips with 1 trip in the AM Peak Hour and 1 trip in the PM Peak Hour. Due to this extremely low additional number of trips on the surrounding roads, the project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. The project will not 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. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide a driveway to access the new building site to Esplendida Way. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) As the project site is currently vacant, the project will not cause an effect upon circulation during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. All driveways will also have fire roundabouts to provide adequate space for fire trucks to enter and leave the area. Impacts will be less than significant.

i) The project site will not 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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**26. Bike Trails**

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**27. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource,



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) i and ii) As noted previously in Section 9.a-b), the site does not contain any identified archaeological resources which may be considered to be tribal cultural resources. The potential for uncovering additional archaeological resources that could be defined as tribal cultural resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the resource. Additionally, the project has been conditioned for monitoring from an appropriate Native American tribe during grading activities. The above are considered standard Conditions of Approval, and not mitigation measures.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to four requesting tribes on July 10, 2015. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Rincon Band and Soboba Band of Luiseno Indians deferred to Pechanga and there was no response from Agua Caliente. Consultation with Pechanga was initiated during a telephone conference on September 2, 2015. The conditions of approval for the project were provided to Pechanga on March 6, 2017 and a closure email was received from Pechanga on March 08, 2017. No Tribal Cultural Resources were identified during consultation. Therefore, impacts in this regard will be less than significant.

**UTILITY AND SERVICE SYSTEMS** Would the project

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

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

Findings of Fact:

a) The project site will utilize the Eastern Municipal Water District to satisfy water needs and demands. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts will be less than significant.

b) According to CalEEMod, the project will demand .65 acre-feet of potable water per year. The project will utilize private wells to satisfy their water needs which will adequately serve the residential homes within the project site. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The existing site is currently improved with an existing residence that currently utilizes a private septic system. The new residential development on the project site will utilize private septic systems for their sewage needs. Any construction of new facilities will meet all applicable environmental standards and review by the County. Riverside County maintains regulations for the design of septic systems to ensure their proper operations. Impacts will be less than significant.

b) The residential homes on the project site will have private septic systems that will adequately serve the area's sewage needs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>30. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 13.5 pounds per day, within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. Impacts will be less than significant.
- b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

- a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities.
- d) Storm water drainage will be handled on-site. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Energy Conservation**

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

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE**

**33.** 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?

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is located within an area with potential natural habitats but impacts will be reduced through standard County Conditions of Approval to less than significant. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will be managed through the incorporation of the Project's conditions of approval, and therefore will be less than significant. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated.

**34.** 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 connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

*List-of-Projects Method:* a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

*Summary-of-Projections Method:* a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The subdivision will lead to the construction of a second home in addition to the residence currently on-site, and could lead to an additional three residents. The SCAG Regional Transportation Plan/Sustainable Communities Strategy projects an estimated population of 710,600 by 2035 in unincorporated areas of Riverside County. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. This topic is discussed in detail below.

*Wildlife and Vegetation.* The context for assessing cumulative impacts to local wildlife and vegetation is the extent to which construction of the proposed project could have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a potentially a suitable nesting site for various bird species. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, nesting bird surveys will be required to ensure that no nesting birds are present when site clearing activities occur. Due to the time lapse that has occurred from the original studies, the applicant shall also submit a MSHCP Consistency Analysis. If the analysis determines that additional measures are required, the County biologist will work with the applicant to ensure that appropriate measures are implemented. By implementation of the conditions of approval, the project will not significantly contribute to cumulative impacts regard local wildlife and vegetation.

*Cultural Resources.* The context for assessing cumulative impacts to local archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological and paleontological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant regional cumulative impacts in these topical areas. This topic is discussed in detail below.

*Wildlife and Vegetation.* The context for assessing cumulative impacts to regional wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard regional wildlife and vegetation.

*Cultural Resources.* The context for assessing cumulative impacts to regional archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. It has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. It has also been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. No Tribal Cultural Resources were identified during the consultation process. However, the Project conditions of approval shall be implemented and as a result, prior to issuance of grading permits and in accordance with County standard requirements, a Native American monitor's services shall be secured to ensure adequate assessment, and removal of any culturally sensitive resources on-site. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological and paleontological knowledge.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

<b>35.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project’s impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will be reduced to less than significant levels through incorporation of standard requirements for air quality protection. Less than significant long-term effects will include air quality, population and housing, public services, recreation, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Riverside County General Plan and EIR

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

County of Riverside Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92502



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

*Juan C. Perez  
Agency Director*



08/16/18, 8:25 am

PM33434

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM33434. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PM33434 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2      AND - Project Description & Operational Limits

Tentative Parcel Map No. 33434 proposes a Schedule "H" subdivision of 20.19 gross acres into two lots with a minimum lot size of ten acres.

Change of Zone No. 7824 is related to the proposed Tentative Parcel Map, which proposes to change the zoning of the project site from Rural Residential (R-R) to Residential Agricultural-10 acre minimum (R-A-10)

Advisory Notification. 3      AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4      AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Parcel Map, dated 4/30/14.

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
    - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)

Plan (WRCMSHCP)

- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT

Ordinance No. 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 3                      0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4                      0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 6                      0010-BS-Grade-MAP - FINISH GRADE

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.

BS-Grade. 7                      0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 8                      0010-BS-Grade-MAP - MANUFACTURED SLOPES

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 8                      0010-BS-Grade-MAP - MANUFACTURED SLOPES  
(cont.)  
requirements of Ordinance 457.

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS

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-site 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 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.

BS-Grade. 11                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 11                      0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)

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.

BS-Grade. 12                      0010-BS-Grade-MAP - SLOPE SETBACKS

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

### E Health

E Health. 1                      0010-E Health-EMWD WATER SERVICE ONLY

All residential lots under Parcel Map No. 33434 are proposing Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with EMWD, as well as, all other applicable agencies.

E Health. 2                      0010-E Health-OWTS/ATUs MAINTAIN SETBACKS

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or 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.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturb" areas without written consent from the appropriate regulatory agency.

E Health. 3                      0010-E Health-SDRWQCB GENERAL COMMENTS

If the proposed leach lines are installed in slopes in excess of 25%, a clearance letter from the San Diego Regional Water Quality Control Board shall be required.

### Fire

Fire. 1                      0010-Fire-MAP-#13-HYDRANT SPACING

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

Fire. 2                      0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public













## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)  
 connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-EPD

Planning-EPD, 1                      0010-Planning-EPD- - UWIG COMPLIANCE

#### General

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

#### \* Drainage

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

#### \* Toxics

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 1                      0010-Planning-EPD- - UWIG COMPLIANCE (cont.)

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

**\* Lighting**

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

**\* Noise**

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

**\* Invasives**

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

**\* Barriers**

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

**\* Grading/Land Development**

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

### Transportation

Transportation. 1                      0010-Transportation-MAP - COUNTY WEB SITE

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.

**ADVISORY NOTIFICATION DOCUMENT**

Transportation

- Transportation. 2                    0010-Transportation-MAP - DRAINAGE 2 (cont.)
- Transportation. 2                    0010-Transportation-MAP - DRAINAGE 2

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.

- Transportation. 3                    0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Esplendida Way since adequate right-of-way exists, per PM 109/1.

- Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, 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.

- Transportation. 5                    0010-Transportation-MAP - TS/EXEMPT

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.









Plan: PM33434

Parcel: 915560008

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2                      0050-Planning-EPD-MAP - ECS 2 (cont.)                      Not Satisfied

"No disturbances may occur within 50 feet of the oak tree."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach within 50 feet of the oak tree."

050 - Planning-EPD. 3                      0050-Planning-EPD-MAP - ECS PREP                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - EASEMENT/SUR                      Not Satisfied

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.

050 - Transportation. 2                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 2                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied

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.

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied

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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - IF WQMP IS REQUIRED                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

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.

Plan: PM33434

Parcel: 915560008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied

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.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - SLOPE STABIL'ITY ONLY                      Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer 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).

060 - BS-Grade. 9                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 10                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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

Flood

060 - Flood. 1                      0060-Flood-MAP SANTA GERTRUDIS VALLEY ADP                      Not Satisfied

PM 33434 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.







Plan: PM33434

Parcel: 915560008

60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 1                      0060-Planning-EPD- - GRADING PLAN CHECK (cont.)                      Not Satisfied
- 060 - Planning-EPD. 2                      0060-Planning-EPD- - MBTA CONDITION                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

- 060 - Planning-EPD. 3                      0060-Planning-EPD- - TEMPORARY FENCING                      Not Satisfied

The areas mapped as "RIVERINE/RIPARIAN AREA TO BE AVOIDED" and "OAK TREE TO BE UNDISTURBED" on PM33434, Exhibit A, Amd. #1, dated 4/13/10, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Prior to the issuance of a grading permit, Environmental Programs Division staff shall visit the site and document that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP.

70. Prior To Grading Final Inspection

Planning

- 070 - Planning. 1                      0070-Planning-MAP - PHASE IV REPORT                      Not Satisfied

**PRIOR TO GRADING PERMIT FINAL:** The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied

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.

- 080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to



Plan: PM33434

Parcel: 915560008

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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.

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

E Health

080 - E Health. 1                      0080-E Health-DEH SITE EVALUATION REQUIRED                      Not Satisfied

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

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

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

080 - E Health. 2                      0080-E Health-ENV HEALTH CLEARANCE REQUIRED                      Not Satisfied

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on T.H.E. Soils Co., Soils Percolation Report Project#911501.01 dated 7/15/05. Parcel#1 has an existing dwelling with its own existing OWTS.

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

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied



Plan: PM33434

Parcel: 915560008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-MAP- AGENCY CLEARANCE (cont.)                      Not Satisfied

2. 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.

3. 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.

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

080 - Planning. 3                      0080-Planning-MAP- SCHOOL MITIGATION                      Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - IF WQMP IS REQUIRED                      Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRADE INSP                      Not Satisfied

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

1. Precise grade inspection.

a. 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.

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      Not Satisfied

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.

Plan: PM33434

Parcel: 915560008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL (cont.)                      Not Satisfied

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

090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied

Environmental Health Clearance is required prior to final inspection.

090 - E Health. 2                      0090-E Health-USE-FEE STATUS                      Not Satisfied

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.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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: November 18, 2008

**TO:**

3rd District Supervisor  
3rd District Planning Commissioner  
Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

Valley-Wide Recreation & Parks Dist.  
Temecula Valley Unified School Dist.  
Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas

**TENTATIVE PARCEL MAP NO. 33434 – EA40677 – Applicant: Daniels Hubert – Engineer/Representative: Temecula Valley Consultant - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R: RM) (10 Acre Minimum) – Location: Northerly of Esplendida Way, easterly of Via View, Westerly of Scanlon Road, and Southerly of Bruce Lane – 20.19 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 20.19 acres into two (2) residential parcels with a minimum parcel size of ten (10) acres – APN: 915-560-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 11, 2008**. 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 **Alisa Krizek**, at **(951) 955-9075** or email at **akrizek@rctlma.org / MAILSTOP# 1070**.

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.*



*Riverside County*  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

November 24, 2008

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

**RE: Tentative Parcel Map (TPM) No. 33434**  
**Proposal: Subdivision of 20.19 acres into two (2) residential parcels**  
**APN: 915-560-008**

Dear Ms. Krizek:

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

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

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

Sincerely,

Ryan Ross  
Planner IV

RR:JV/jv

PD 72361v5





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

May 21, 2009

**VIA E-Mail and USPS**

**RE: Request for Information for PM 33434, APN 915-560-008 (Jean Keller)**

Dear Ms. Keller;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced project. After reviewing the provided maps and internal documents, we have determined that the project area is not within reservation lands although it is within our ancestral territory. At this time, we are interested in participating in and commenting on this project based upon traditional knowledge of the area. We are interested in receiving additional information on the project as indicated below.

Currently the Tribe requests the following:

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

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

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

Sincerely,

Anna M. Hoover  
Cultural Analyst

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magce

Committee Members:  
Evic 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



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

June 14, 2010

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Jim McPherson

**VIA E-MAIL and USPS**

Mr. Wendell Bugtai  
Project Planner  
Riverside County TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Comments on Parcel Map 33434, Esplendida Way, County of Riverside**

Dear Mr. Bugtai;

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, archaeological 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 record of approval for this Project as well.

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

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

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian

<sup>1</sup> 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.

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

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 consult with the Tribe in order to guarantee an adequate knowledge base to appropriately evaluate the Project effects, as well as generate 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)**

In the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, 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)).

**PECHANGA CULTURAL AFFILIATION TO PROJECT AREA**

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

D. L. True, C. W. Meighan, and Harvey Crew<sup>3</sup> stated that the California archaeologist is blessed "with the fact that the nineteenth-century Indians of the state were direct descendents of

<sup>3</sup> D. L. True, C. W. Meighan, and Harvey Crew. Archaeological Investigations at Molpa, San Diego County, California, *University of California Press* 1974 Vol. 11, 1-176

many of the Indians recovered archaeologically, living lives not unlike those of their ancestors.” Similarly, the Tribe knows that their ancestors lived in this land and that the Luiseño peoples still live in their traditional lands. The 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, none have excluded the Temecula area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that 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 Luiseño deity *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*. 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). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

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 *Moníivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). 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 eastern area 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).

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

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.

### **PROJECT IMPACTS TO CULTURAL RESOURCES**

The Tribe is in receipt of the Archaeological Survey Report<sup>4</sup> completed for the Project. The proposed Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of

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<sup>4</sup> A Phase I Cultural Resources Assessment of Tentative Parcel Map 33434, ±20.19 Acres of Land near Temecula, Riverside County, California. Jean Keller, May 2009

construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

Based on the archaeological study, there are 13 cultural sites recorded within a one-mile radius of the Project. One of these sites is a Village consisting of burned bone, mortars, slicks, pottery fragments, lithic debitage and olla fragments. According to the report, "Archaeological sites found within the one-mile radius of TPM 33434 suggest a fairly intensive occupation focusing on the seasonal exploitation of locally obtainable food resources."<sup>5</sup> The Tribe concurs with this statement as we are aware that this region was heavily utilized by the Luiseño ancestors.

The Tribe is concerned with the authors' recommendations for this Project and the accuracy of the survey. While the report notes that the area was utilized prehistorically, that the Project is heavily vegetated and sloped and that it was recommended by Native American tribes that monitoring should occur, no further studies or monitoring was recommended. The Tribe questions whether a comprehensive survey was completed for this project. The archaeological consultant noted that visibility was difficult on some portions of the property, and that the terrain was difficult in some areas. For those portions the consultant was unable to walk over, the author "scanned" the area with binoculars. As noted in the report, there are many boulder outcrops within the Project boundaries that might contain cultural features such as slicks that would not be visible with binoculars. The Tribe is concerned that these important and significant resources might have been overlooked and may potentially suffer unmitigated impacts in contravention of CEQA. We believe that the potential exists for both surface and subsurface resources in this area because of the sensitivity of the region and previously recorded sites within proximity of the Project. Therefore, the Tribe recommends that both archaeological and tribal monitoring by a professional Pechanga tribal monitor occur during all earthmoving activities. Further, the Tribe recommends that any brushing and grubbing be conducted by hand and/or with hand tools prior to any grading or soils disturbance,

Additionally, given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and thus need to be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

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<sup>5</sup> *Ibid* p28



### REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

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

The Tribe requests to be involved and participate with the County 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 professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any additional archeological 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 Application/Developer and the Pechanga Tribe.

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

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

Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

### PROJECT MITIGATION MEASURES

The Tribe understands that an Initial Study and possibly a Mitigated Negative Declaration 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 be submitting suggested mitigation to specifically address impacts to any sites or resources found during the archaeological site assessments. In its May 21, 2009 scoping letter, the Tribe requested the opportunity to participate in the field survey with the consultant. However, the Tribe was not afforded that opportunity and formally requests that its professional monitors be allowed access to the Project site to conduct their own field visit prior to the completion of the environmental documents for this Project.

For the present time, the Tribe asks that, at a minimum, the County include the mitigation measures below. In addition, the Conditions of Approval (current as of June 1, 2010) must also be revised. Specifically, the Tribe requests that the County revise COA 60. Planning 026 to clarify that if the Developer is to contract with both the Pechanga and Soboba Tribes for professional tribal monitoring, that a separate agreement is needed between each Tribe and the Developer.

- 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 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 (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** Due to the heavy vegetation covering portions of the Project area and the potential impacts to unknown resources, the Developer shall conduct all brushing activities by hand with hand-held tools in areas where both the archaeological and tribal monitors agree such precautions are necessary.
- MM 5** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)" within 48 hours of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.
- MM 6** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 7** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 8** If inadvertent discoveries of subsurface archaeological/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

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on PM 33434  
June 14, 2010  
Page 9

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 City Council.

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

Sincerely,



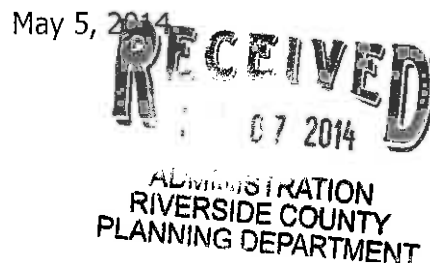
Anna Hoover  
Cultural Analyst

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



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*



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

**RE: Tentative Tract Map (TR) No. 33434 — Subdivide 20.2 Acres into 2 Schedule I lots (APN: 915-560-008)**

Dear Ms. Edward:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located at the north of Esplendida, south of Bruce Lane, east of Via View, and west of Scanlon Road within the Southwest Area Plan. In order to mitigate the potential solid waste impacts of TR 33434 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of TR 33434:

1. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. 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.

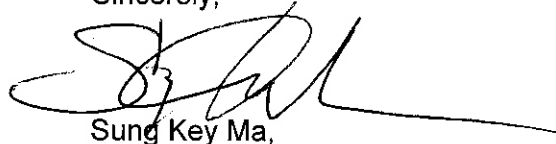
Lisa Edward, Project Planner  
Tract Map No. 33443  
May 5, 2014, 2014  
Page 2

3. 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.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

**Please note that clearance will be needed from the RCWMD for the future development of the equestrian way station and commercial lot.**

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Sung Key Ma', with a long horizontal flourish extending to the right.

Sung Key Ma,  
Planner IV

PD #153331



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

*set  
CC00 3608*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 33434 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION** EA 40677 CFG 04115

Applicant's Name: HUBERT DANIELS E-Mail: N/A

Mailing Address: 39500 ESPLENDIDA WAY  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 318-9349 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: TEMECULA VALLEY CONSULTANTS TRVCHD@EARTHLINE  
NET

Mailing Address: 41743 ENTERPRISE CIR. NORTH, STE. 105  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 296-9176 Fax No: (951) 296-9177

Property Owner's Name: HUBERT DANIELS E-Mail: N/A

Mailing Address: 39500 ESPLENDIDA WAY  
TEMECULA CA 92592  
City State ZIP

Daytime Phone No: (951) 318-9349 Fax No: ( ) N/A

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.

**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.

HUBERT DANIELS *Hubert Daniels*  
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.

HUBERT DANIELS *Hubert Daniels*  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-560-008

Section: 27 Township: 75 Range: 1W

Approximate Gross Acreage: 20.19

General location (street address, cross streets, etc.): North of Highway 19 (S), South of EAST BENTON, East of DE ROETOLA, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2004 ED. PAGE 916 COOR. J-7

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 LOT SCHEDULE "H" PARCEL MAP  
(2 TEN ACRE LOTS)

Related cases filed in conjunction with this request:

N/A

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: ON SITE SEWAGE DISPOSAL  
GEOTECHNICAL FEASIBILITY INVESTIGATION

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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 \_\_\_\_\_

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

N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

\_\_\_\_\_ N/A \_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ N/A \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 7,000 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Check answer:  
 Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) [Signature] Date 2/14/16  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

### **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS**

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to the Whitewater River Watershed Stormwater Management Plan (SMP). These documents are available on-line at <http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

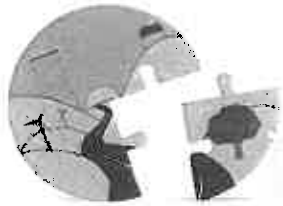
### FILING INSTRUCTIONS FOR SUBDIVISION APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Subdivision application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### THE SUBDIVISION AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- ✓ One completed and signed application form.
- ② One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. Preferably a copy of a grant deed of each property involved, if available.
- ~~NA~~ If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
- ④ Thirty-five (35) copies (40 if submitted at the Indio Planning Office) of the Tentative Map. The map must also include the information described in the applicable application type column of the Subdivision and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
- ~~NA~~ Six (6) copies (9 if submitted at the Indio Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B") elevations if project is a vesting tract, planned residential development (condominium etc.) or is within a R-2, R-4, or R-6 Zone. The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
- ✓ One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
- ✓ Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
- ✓ A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
- ✓ Digital images of the aerial photograph, Tentative Map, Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), if any, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
- ~~NA~~ Two (2) completed copies of the Project-Specific Preliminary WQMP for the applicable watershed, if required.
- ✓ One (1) SAN 53 (Sewer & Water Availability) letter from the Riverside County Environmental Health Department.
- ✓ One geological report or waiver thereof if the land division lies within an Alquist Priolo





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**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: C707824 DATE SUBMITTED: 9-2-14

### APPLICATION INFORMATION

Applicant's Name: Konrad Daniels E-Mail: konraddaniels2008@gmail.com

Mailing Address: 45469 Peacock Place  
Temecula, CA 92592  
City State ZIP

Daytime Phone No: (619) 384-5673 Fax No: ( )

Engineer/Representative's Name: Love Engineering E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166  
Temecula, CA 92591  
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Aurora Daniels  
Hubert Daniels E-Mail:

Mailing Address: 39500 Esplendida Way  
Temecula, CA 92592  
City State ZIP

Daytime Phone No: (951) 318-9349 Fax No: ( )

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"

**APPLICATION FOR CHANGE OF ZONE**

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.

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.

Konrad Daniels

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.

Hubert Daniels

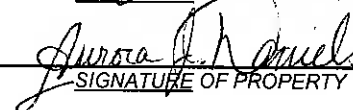
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Aurora Daniels

PRINTED NAME OF PROPERTY OWNER(S)



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): 915-560-008

Section: 27 Township: 7S Range: 1W

Approximate Gross Acreage: 20 acres

General location (nearby or cross streets): North of Oro, South of Bruce Ln, East of Via View, West of Scanlon Rd

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: 2013, Page 961, Grid A2/B1/B2

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

Change existing Zone from R-R to R-A-10 per requirements of Tentative  
Parcel Map 33434

Related cases filed in conjunction with this request:

TPM 33434 EA 40477



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

  1-12-18  
Property Owner(s) Signature(s) and Date

Hubert Daniels & Aurora Daniels  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CHANGE OF ZONE NO. 7824, TENTATIVE PARCEL MAP NO. 33434 – Intent to Adopt a Negative Declaration**  
– EA40677 – Applicant: Hubert Daniels – Engineer/Representative: Temecula Valley Consultants – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 Acre minimum) – Location: Northerly of Esplendida Way, easterly of Via View, southerly of Bruce Lane, and westerly of Scanlon Road – Zoning: Rural Residential (R-R) – **REQUEST:** The **CHANGE OF ZONE** proposes to change the zoning of the 20.19 acre subdivision area from Rural Residential (R-R) to Residential Agricultural-10 acre minimum (R-A-10). The **TENTATIVE PARCEL MAP** proposes a Schedule “H” subdivision of 20.19 gross acres into two (2) lots with a minimum lot size of 10 acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	<b>SEPTEMBER 19, 2018</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

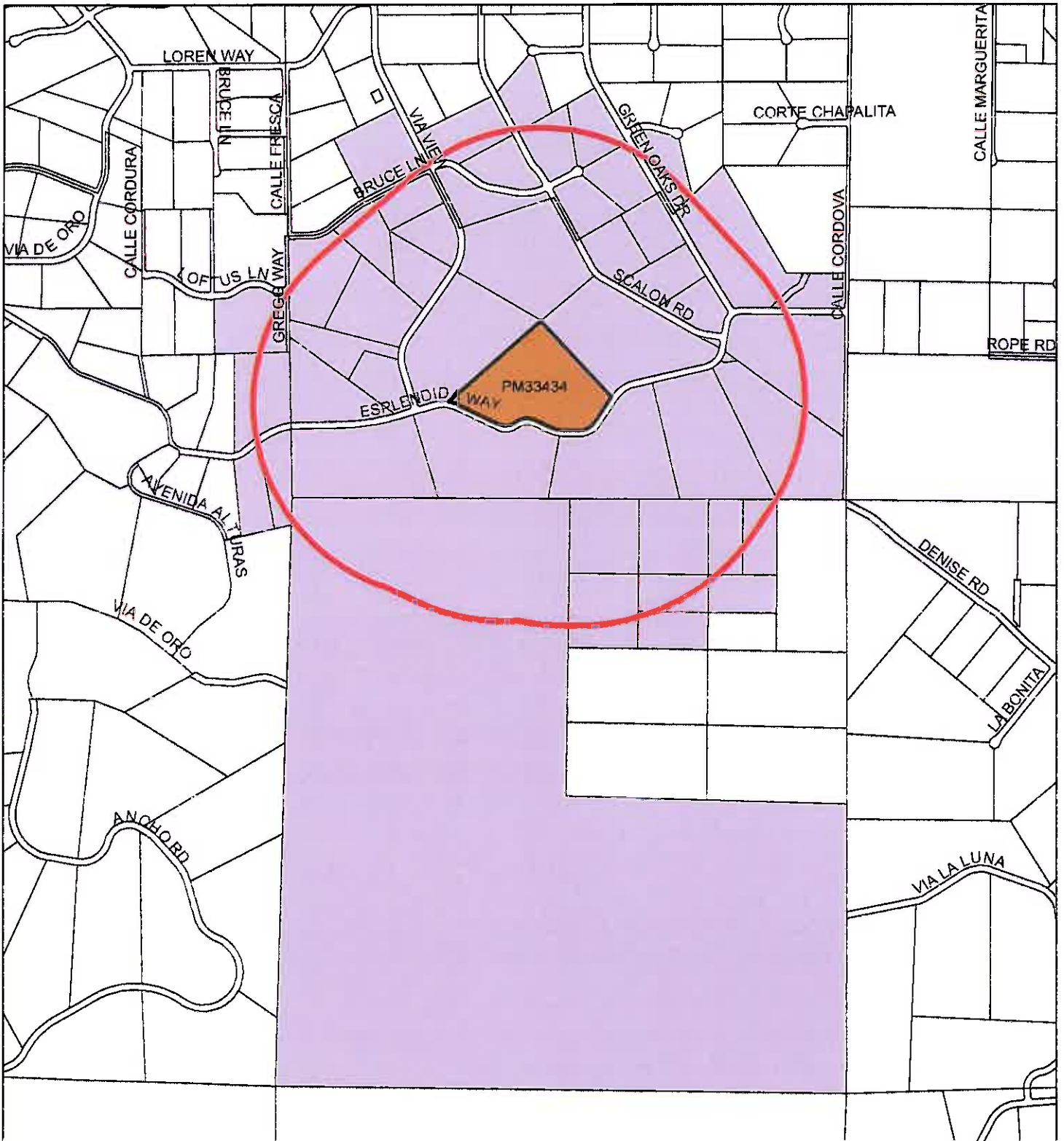
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. 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.

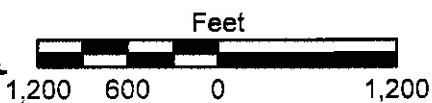
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public 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: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409

# PM33434 (1,800 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraitte on 10/9/2014

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.



BRANDON L AUBERT  
1021 W 109TH PL  
LOS ANGELES, CA. 90044

WAYNE BARKER  
1250 COAST VILLAGE RD  
SANTA BARBARA, CA. 93108

W PAUL BERTKE  
C/O DUANE WILSON  
24322 SANTA CLARA APT 2  
DANA POINT, CA. 92629

SHIRLEY L BOEHMER  
3979 WAKEFIELD AVE  
CHINO, CA. 91710

RAFAEL CARDENAS  
35902 BUTCHART ST  
WILDOMAR, CA. 92595

ARLEN R COLLINGS  
P O BOX 301  
NORCO, CA. 92860

HUBERT J DANIELS  
39500 ESPLENDIDA WAY  
TEMECULA, CA. 92592

NADA DOSEN  
39125 BRUCE LN  
TEMECULA, CA. 92592

CLIFFORD PAULO DRAKE  
24 KILLIAN WAY  
RANCHO MIRAGE, CA. 92270

EAGLES EYE VIEW  
C/O GREG BRUNETTE  
601 E CHAPMAN AVE  
ORANGE, CA. 92866

EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS, CA. 92572

EASTERN MUNICIPAL WATER DIST  
C/O JIM BUTLER  
P O BOX 8300  
PERRIS, CA. 92572

DAN A FAUST  
26422 NAOMI DR  
HEMET, CA. 92544

HENRY G FUCHS  
40081 DENISE RD  
TEMECULA, CA. 92592

DAVID M FULLER  
40498 GREEN OAKS DR  
TEMECULA, CA. 92592

ROBERT W GIBBS  
2412 PLUMOSA CT  
VISTA, CA. 92081

GIRDHARI S PUROHIT MD INC  
1225 E LATHAM AVE NO B  
HEMET, CA. 92543

GOOSE PROP  
C/O WILLIAM RADCLIFFE  
40550 GREGG WAY  
TEMECULA, CA. 92592

JON M GREENWOOD  
40075 DENISE RD  
TEMECULA, CA. 92592

KENJI HAMADA  
700 BERRON LN  
BARRINGTON HILLS, IL. 60010

RYAN M HAMILL  
34093 TURTLE CREEK ST  
TEMECULA, CA. 92592

GLORIA A HARRISON  
23601 MOULTON PKWY STE E  
LAGUNA HILLS, CA. 92653

JENNIFER R JACOBUS  
39135 BRUCE LN  
TEMECULA, CA. 92592

JOSEPH W KENITZER  
P O BOX 890402  
TEMECULA, CA. 92589

WENDE JENNIFER KING  
15487 ARTESIAN SPRING RD  
SAN DIEGO, CA. 92127

MARK KOPELCIW  
16 RODEO  
FOOTHILL RANCH, CA. 92610

JAMES JOOHYOK LEE  
17171 GROVE DR  
RIVERSIDE, CA. 92503

MICHAEL LINDSLEY  
44953 SILVER ROSE ST  
TEMECULA, CA. 92592

APRIL J LOMBARDO  
40485 SCANLON RD  
TEMECULA, CA. 92592

WALTER J MULVIHILL  
1380 COTTONWOOD AVE  
SAN JACINTO, CA. 92582

LEONCIO NELMIDA  
40515 GREEN OAKS DR  
TEMECULA, CA. 92592

NEROA INC  
440 S EL CIELO STE 3-494  
PALM SPRINGS, CA. 92262

AL RAZAVI  
32100 AVALON LN  
MENIFEE, CA. 92584

WILLIAM K SEAL  
40400 SCALON RD  
TEMECULA, CA. 92593

DATAR S SODHI  
2480 BUENO AIRES DR  
COVINA, CA. 91724

MATIAS SOSA  
39552 SEVEN OAKS DR  
MURRIETA, CA. 92562

CINDY S SUN  
19766 ALPINE CREST CT  
WALNUT, CA. 91789

SHIRLEY SWAB  
1030 WHALEY ST  
OCEANSIDE, CA. 92054

GERALD ALLEN THOMAS  
17032 KOMORI CIR  
GARDENA, CA. 90247

USA 915  
NONE  
0  
0

EDWARD E VAUGHN  
P O BOX 2307  
TEMECULA, CA. 92593

SCOTT M WALLACE  
22706 ASPAN ST NO 402  
LAKE FOREST, CA. 92630

DON S WHITNEY  
C/O BEVERLY BERRY  
17035 RIDGE CYN DR  
RIVERSIDE, CA. 92506

SHARON THERESA WITEK  
P O BOX 1561  
TEMECULA, CA. 92593

SHARON THERESA WITEK  
BOX 89  
32483 TEMECULA PKWY E112  
TEMECULA, CA. 92592

ANTHONY ZAFFUTO  
40583 GREGG WAY  
TEMECULA, CA. 92592

**Owner/Applicant:**

Hubert Daniels  
39500 Esplendida Way  
Temecula, CA 92592

**Engineer/Representative:**

Temecula Valley Consultants  
43951 Barletta Street  
Temecula, CA 92592

**Owner/Applicant:**

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39500 Esplendida Way  
Temecula, CA 92592

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Temecula, CA 92592

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Temecula Valley Consultants  
43951 Barletta Street  
Temecula, CA 92592

CSA No. 143  
37552 Winchester Road,  
Murrieta, CA 92563

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

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

Waste Resources Management,  
Riverside County  
Mail Stop 5950

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

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

ATTN: Jeff Kubel  
Sheriff's Department, Riverside County  
30755-A Auld Road  
Murrieta, CA 92563

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

CZ07824 and PM 33434

*Project Title/Case Numbers*

Russell Brady

*County Contact Person*

951-955-3025

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Hubert Daniels

*Project Applicant*

39500 Esplendida Way, Temecula, CA 92592

*Address*

The project is located in the Southwest Area Plan of Western Riverside County. Specifically, the project is located north of Esplendida Way, east of Via View, and west of Scanlon Road.

*Project Location*

Change of Zone No. 97824 proposes to change the zoning of the project site from Rural Residential (R-R) to Residential Agriculture-10 acre minimum (R-A-10). Tentative Parcel Man No. 33434 proposes a Schedule "H" subdivision of 20.19 acres into two residential parcels with a minimum lot size of ten acres.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,280.75+\$50 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Contract Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



Please charge deposit fee case#: ZEA40677 ZCFG04115

**FOR COUNTY CLERK'S USE ONLY**

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**INVOICE (PLAN-CFG04115)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Hubert Daniels

**County of Riverside  
Trans. & Land Management Agency**



39500 Esplendida Way  
Temecula, Ca 92592

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG04115	02/14/2006	02/14/2006	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG04115	0452 - CF&G TRUST: RECORD FEES	\$64.00
39500 Esplendida Way Temecula,		<b>SUB TOTAL</b> \$64.00

**TOTAL** **\$64.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211