



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

DECEMBER 19, 2016

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rcplma.org](mailto:mcstark@rcplma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR

#### 1.1 NONE


### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 2.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from November 21, 2016 and December 5, 2016. Project Planner: David Alvarez at (951) 955-5719 or email [daalvarez@rcplma.org](mailto:daalvarez@rcplma.org).

- 3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:
- 3.1 **TENTATIVE PARCEL MAP NO. 30513** – Intent to Adopt a Negative Declaration – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** A schedule “H” subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org).
- 4.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Area Plan: The Pass  
Zoning District: Cabazon  
Supervisory District: Fifth  
Project Planner: Dave Alvarez  
Director's Hearing: December 19, 2016  
Continued From: November 21, 2016 and  
December 5, 2016

PLOT PLAN 14522, REVISED PERMIT NO.1  
Environmental Assessment No. 42502  
Appellant: World's Biggest Cabazon  
Dinosaurs  
Applicant: World's Biggest Cabazon  
Dinosaurs  
Engineer/Representative: Trip Hord

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PLOT PLAN 14522 Revised Permit No. 1** proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

The project site is located along the northwest corner of Seminole Drive and Deep Creek Road.

### **BACKGROUND:**

#### Previous Entitlements:

Plot Plan 14522 (PP14522) was presented during the March 11, 1996 Director's Hearing and was continued onto the March 25, 1996 agenda. The project proposed to develop a commercial center with five (5) fast food restaurants, one sit down restaurant, a 60 room motel and a museum and gift shop. At the time of the entitlement process for PP14522, the project site contained an existing restaurant and two (2) dinosaur exhibits, one with a gift shop that was to remain onsite. During the entitlement process for Plot Plan 14522 was conditioned that the entitlement should be considered used within two (2) years of the approval date; otherwise it shall become null and void and of no effect whatsoever. The Condition of Approval identified that the term "used" was referred to as the beginning of substantial construction contemplated by the approval within the two (2) year period. Although structures such as the motel are not complete as to date, the applicant began the earthmoving activities and as a result, is entitled to the structures that were previously approved under Plot Plan 14522 (PP14522).

#### Project Timeline:

The application for Plot Plan 14522 Revised Permit No. 1 was submitted to the Riverside County Planning Department on March 26, 2012. Due to a lack of activity of addressing all required Land Development Committee (LDC) corrections, staff scheduled the project for the June 23, 2014 Director's Hearing and recommended for project denial. The basis for project denial was staff had not received the necessary plans, permits, or materials to support the application and complete the land development review process. More specifically, Planning staff requested a Lot Line Adjustment (LLA) to relocate a lot line from under the existing gift shop and the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum submit buildings plans for all

buildings and structures for review and approval. Plot Plan 14522 Revised Permit No. 1 was denied at the June 23, 2014 Director's Hearing.

On July 2, 2014, the applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal with the County appealing the Planning Director's denial of Plot Plan 14522 Revised Permit No. 1. Since the appeal of staff's recommendation for denial, this item has been continued onto the August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, July 15, 2015, and August 19, 2015, Planning Commission Agendas in order for Planning and Building and Safety staff to continue working with the applicant and resolve the outstanding issues. During the August 19, 2015 Planning Commission agenda, it had been determined that with exception to minor corrections, the applicant had addressed all remaining corrections required by Riverside County staff.

At the conclusion of the August 19, 2015 Public Hearing, the Planning Commission supported staff's recommendation to uphold the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1 and direct staff to process the Plot Plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act (CEQA). In accordance with Section 18.30 of Riverside County Ordinance No. 348, County Counsel recommended that Plot Plan 14522 Revised Permit No. 1 be presented and recommended for final approval at Director's Hearing rather than Planning Commission. Section 18.30 of Riverside County Ordinance No. 348 requires that a Plot Plan application be processed and a recommendation be given at Director's Hearing. If the recommendation is appealed by the project applicant or general public, then Section 18.30 requires that the project be presented at Planning Commission and potentially the Board of Supervisors to address the appeal. If the issue resulting in project appeal has been resolved, the Plot Plan application shall return to Director's Hearing for final recommendation.

On November 21, 2016 and December 5, 2016 staff presented and recommended at the Director's Hearing the application be continued to the December 19, 2016 hearing to allow the applicant to provide staff with the updated exhibits and begin the indemnification agreement process.

#### **ISSUES OF POTENTIAL CONCERN:**

##### **Zoning Classification Consistency**

The project scope for Plot Plan 14522 Revised Permit No. 1 is for the permitting of an existing gift shop, caretaker unit, and approximately 34,279 square foot area of outdoor dinosaur exhibits and landscaping. As outlined in the Scenic Highway Commercial (C-P-S) zoning classification, a proposed gift shop is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification through the approval of a Plot Plan application. The Scenic Highway Commercial (C-P-S) zoning classification does not specifically identify the permitting process, whether through the approval of a Plot Plan or Conditional Use Permit application, for the outdoor exhibits. In addition, the C-P-S classification allows for the establishment of a caretaker unit through the approval of a Plot Plan application provided that the unit is a mobile home and licensed pursuant to State law. The caretaker unit established would be for a caretaker or watchmen and their family provided that no rent is paid and where a permitted and existing commercial use is established. No more than one mobile home shall be allowed for a parcel of land or a shopping center complex.

Addressed in Section 9.50(e) of Riverside County Ordinance No. 348, any use that is not specifically listed through the approval of a Plot Plan (PP) application or a Conditional Use Permit (CUP) may be



considered a permitted use provided that the Planning Director finds the use to be substantially the same character and intensity as uses listed in the Scenic Highway Commercial (C-P-S) zoning classification. The outdoor exhibit area and caretaker unit are applicable to the same intensity and character criteria requirement. More specifically:

- Similar uses outlined in the C-P-S zoning classification which are similar to the outdoor exhibit area consist of a dance hall and theater. The existing outdoor exhibit area is a commercial attraction in which people congregate to socialize and obtain information provided by the displayed exhibits. In comparison, both a dance hall and theater are uses where people congregate to be either entertained or educated on a given subject.
- As previously addressed, the establishment of a care taker unit is a permitted use through the approval of a Plot Plan application. The caretaker unit will be utilized by the watchmen of an existing commercial facility and will be a mobile home unit. The project scope proposes to permit an existing caretaker unit that is approximately 1,060 square feet. Although the caretaker unit is a permanent structure, the existing unit matches the character and intensity for the mobile home caretaker unit. More specifically, the caretaker unit will be utilized to service the existing commercial facility.

**Outstanding Code Enforcement Cases:**

Code Violation Cases: The project site has outstanding Code Enforcement Violation cases which consist of accumulated rubbish (CV05-3618), land use without Planning Department approval (CV08-4980, CV08-4982, CV08-4983, and CV08-4985), construction without required permits (CV06-4143, CV08-4984 and CV08-4986), and grading without required permits (CV08-5344).

Through the approval of the Plot Plan application, the outstanding Code Enforcement violation cases for land use without Planning Department approval and construction without permits will be resolved.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD:CR)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR), Rural: Rural Desert (R:RD), Areas subject to Indian Jurisdiction (IND) |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)  |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 acre minimum(W-2-10), Rural Residential (R-R)         |
| 5. Existing Land Use (Ex. #1):                 | Gift store and outdoor dinosaur exhibits,  |
| 6. Surrounding Land Use (Ex. #1):              | Gas station, vacant land   |
| 8. Project Data:                               | Total Site Acreages: 54.7 acres<br>Total Project Acreage: 0.9 acres<br>Total Building Area: Approximately 5,000 sq.ft.   |
| 9. Environmental Concerns:                     | See attached environmental assessment.   |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42502**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN 14522 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site land use is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Pass Area Plan.
2. The proposed addition of a gift shop and caretaker unit onto an existing commercial facility is consistent with the Commercial Retail (CR) land use designation. More specifically, the proposed addition is for an existing tourist roadside commercial facility which is located adjacent to the Interstate 10 Highway and features a museum, outdoor dinosaur exhibits, picnic areas, and recreational facilities for children. The Commercial Retail (CR) land use designation allows for the development of local and regional service uses, as well as tourist-oriented commercial uses and in result, the project site is consistent with the Commercial Retail (CR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acre Minimum) to the north and west, Indian Jurisdiction (IND) to the east, and the Interstate 10 Highway to the south.
4. The proposed project is consistent with the Cabazon Policy Area of the Pass Area Plan. The Cabazon Policy Area provides land use guidance for approximately 7,490 acres of unincorporated land on both side of Interstate 10, excluding the Morongo Indian Reservation. Goals/Policies for the Cabazon Policy Area consist of:

PAP 5.1: A General Plan Amendment is required in order to develop land within this Community Overlay at the Community intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the five-year limit on frequency of foundation category amendments.

The project site is not located within a Community Overlay and in result, is not required to amend the current land use designation of Community Development: Commercial Retail (CD:CR).

PAP 5.2: Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.

As indicated through Map My County (GIS Database), the existing project site is not located within close vicinity of the San Gorgonio River. In result, the project will not be required to provide bank stabilization and protection for the San Gorgonio River.

PAP 5.3: Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.

The project site is located within a 100-year flood plain as indicated on the project specific Flood Hazard Report. The existing structures have been placed on elevated pads in order to reduce the impact of excessive flooding within the area. The project site is an existing roadside commercial facility and will have only one (1) residential unit on the site/This project may be slightly impacted by excessive flooding within the area.

PAP 5.4: Require building pads to be raised, at a minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

The project site is located within a 100-year flood zone and the existing structures have been placed on elevated pads in order to reduce potential damage from excessive flooding.

PAP 5.5: Refer to the Floodplain and Riparian Areas section of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

The project site is consistent with the Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element.

PAP 5.6: Allow land uses that serve travelers, such as service stations, markets, and restaurants to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The existing use, existing gas station and convenience store, is located along Interstate 10 and located approximately 1.1 miles to the northwest of Apache Trail. The existing facility has been designed to assure safe vehicular movement, quality appearance through the incorporation of landscaping, and it not located within close vicinity of existing single family residence.

5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).

6. The proposed use, addition of a gift shop is a permitted use subject to the approval of a plot plan in the C-P-S zone, in accordance with Ordinance No. 348. The caretaker unit and outdoor exhibit are consistent with the same intensity and character classification criteria as outlined in the C-P-S zoning classification.
7. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically, neither of the existing structures (caretaker unit or gift shop) exceeds the fifty (50) foot height limitations from the C-P-S zone. In addition, the structures do not exceed 35 feet in height and in result do not have a minimum yard requirement.
8. The project will have approximately fourteen (14) general parking spaces and one (1) handicapped space to serve the existing gift shop, outdoor exhibit area, and caretaker unit. In order to determine that the proposed fifteen (15) parking spaces would be adequate to service the three proposed uses, a parking analysis was conducted on July 4<sup>th</sup>, 2013. The analysis was utilized to determine the peak trips taken to the commercial roadside facility during a summer holiday. During the parking analysis, a total of six (6) passenger cars parked in the designated parking spaces. Staff has determined that the proposed fourteen (14) general parking spaces and one (1) handicapped space will be adequate to serve the permitted uses. In addition, there is an abundance of existing parking spaces which can adequately service the existing roadside commercial facility.
9. The project site is surrounded by properties which are designated in the Pass Area Plan as Rural: Rural Desert (R:RD) to the west and Areas subject to Indian Jurisdiction to the east.
10. The project site is surrounded by properties which have a zoning classification of Controlled Development Areas-10 Arce Minimum (W-2-10) to the west and Rural Residential (R-R) to the east.
11. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes. However, the property is within the CVMSHCP fee area.

**CONCLUSIONS:**

1. The proposed additional uses are uses allowed within the Community Development: Commercial Retail Land Use Designation.
2. The project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city of sphere of influence;
  - b. A Historic Preservation district;
  - c. Tribal land;
  - d. A Specific plan;
  - e. The Coachella Valley MSHCP Conservation area;
  - f. An Agriculture preserve;
  - g. Airport Influence area;
  - h. A Fault zone; or
  - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The boundaries of the Banning Unified School District;
  - b. Cabazon Policy Area;
  - c. A 100-year flood plain area;
  - d. A Low Paleontological Sensitivity area;
  - e. Mt. Palomar Observatory Area Ordinance No. 655;
  - f. A High Fire area; and
  - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-190-036 and 519-190-046.



# Vicinity Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- anno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers
- World Street Map

## Notes

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



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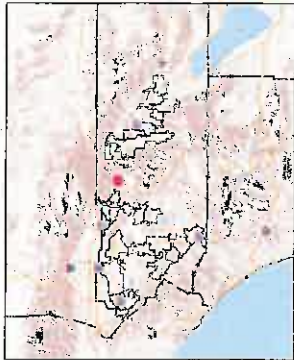
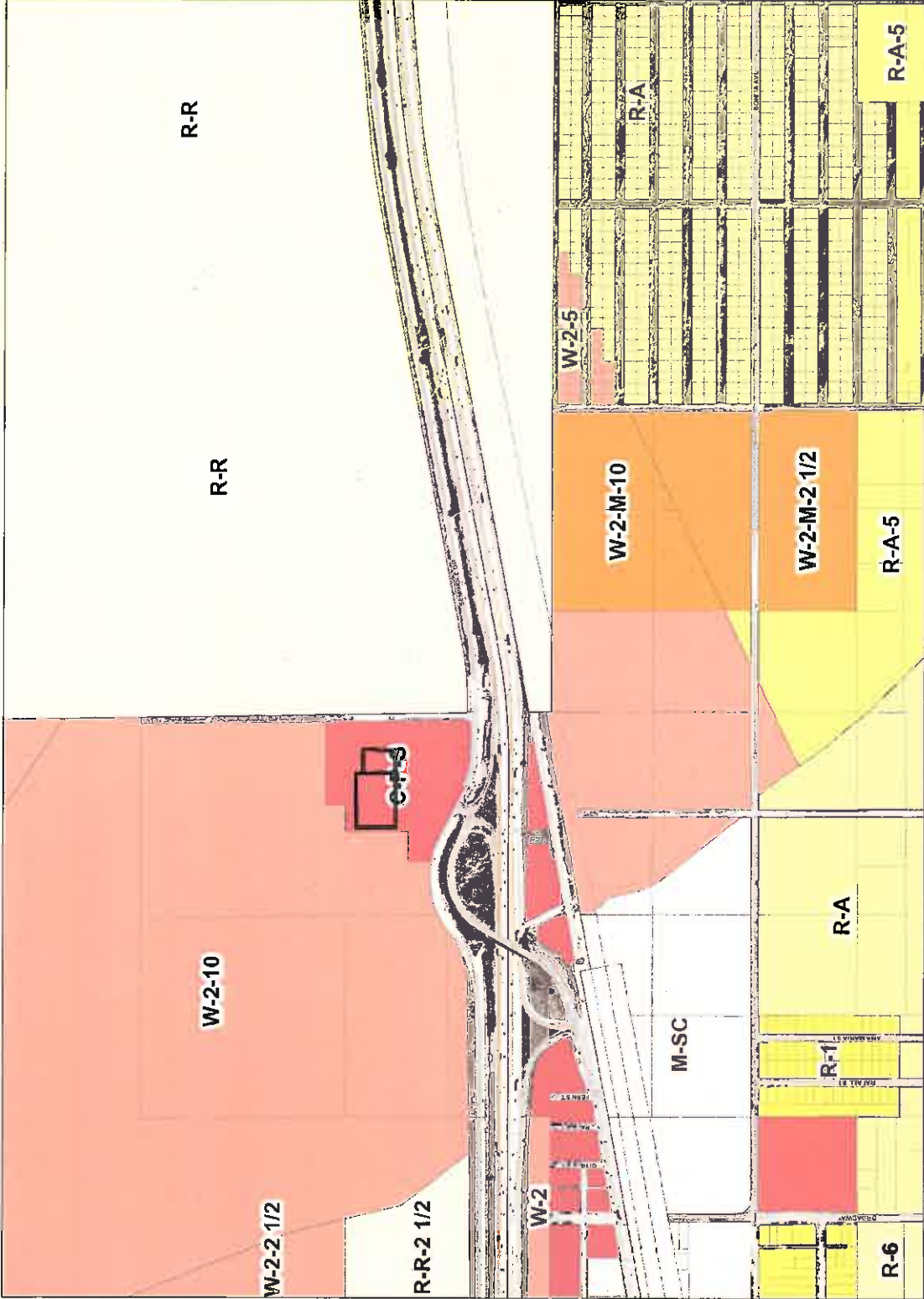


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# Zoning Classification



**Legend**

- Display Parcels
- Intake Boundaries
- <all other values>
- NO
- UNKNOWN
- YES
- Historic Preservation Districts I
- Zoning
- <all other values>
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
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- A-2
- A-2-1
- A-2-10
- A-2-2

**Notes**

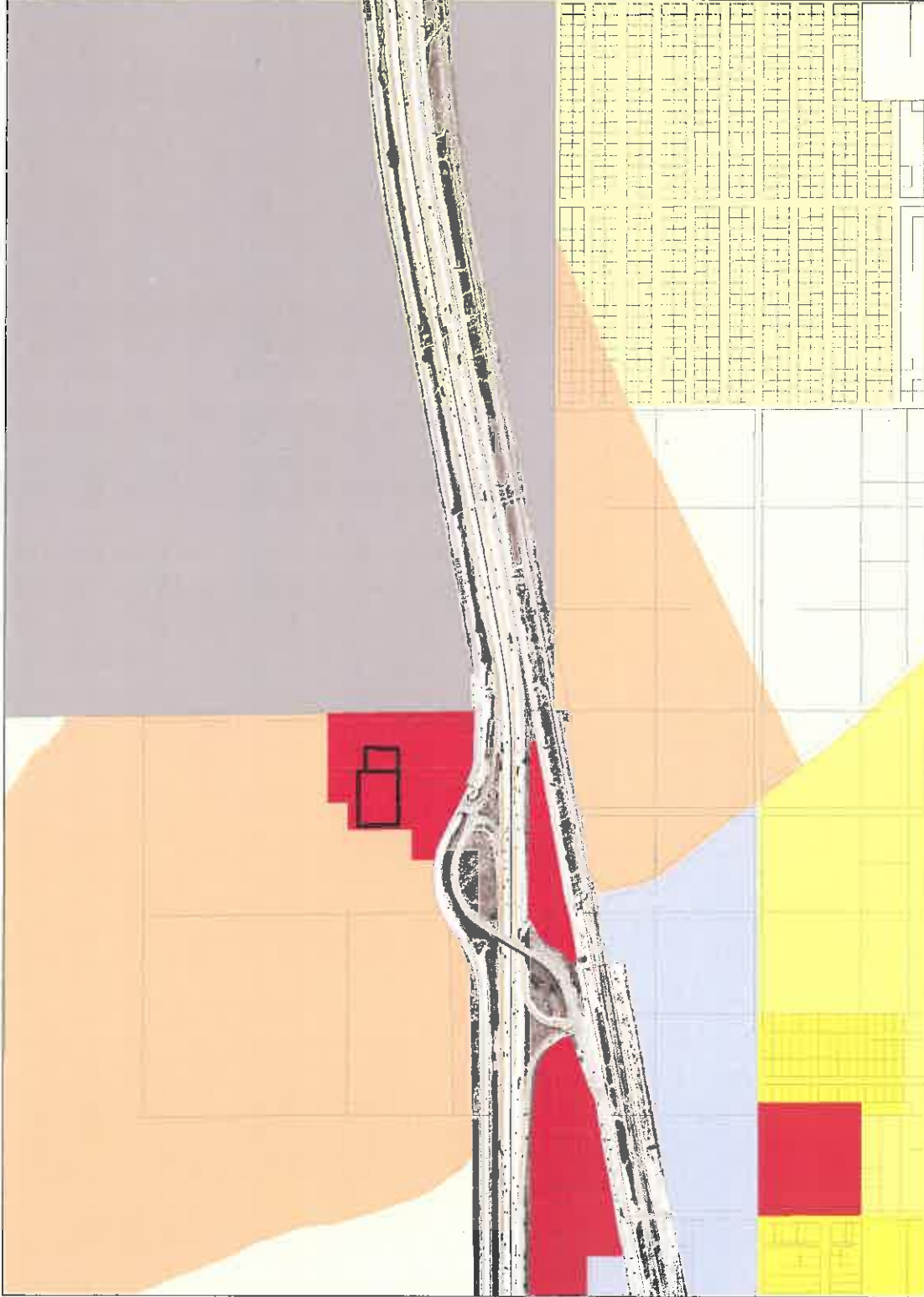
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# General Plan Land Use



## Legend

- Display Parcels
- Intake Boundaries**
- <all other values>
- NO
- UNKNOWN
- YES

## Historic Preservation Districts

- Landuse

- Rural Community - Estate Density f
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities

## Notes

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



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Page 1 of 10

Recorded in Official Records  
County of Riverside

Peter Aldana  
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:



AND WHEN RECORDED MAIL TO:

Riverside County Planning Department  
12th Floor County Administrative Center  
4080 Lemon St, Riverside, CA 92502-1409  
Mail Stop #1070

S	R	U	PAGE	SIZE	DA	MISC	LONG	RPD	COPY
1			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
To benefit of County Per customer									

Space above this line for recorder's use only

C  
508

TRA:

DTT:

Notice of Lot Line Adjustment No. 5491

Title of Document

**THIS AREA FOR  
RECORDER'S  
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

RECORDING REQUESTED BY  
RIVERSIDE COUNTY

When recorded, return to:

Riverside County Planning Department  
12<sup>th</sup> Floor County Administrative Center  
4080 Lemon Street, Riverside, CA 92502-1409  
Mail Stop # 1070

THIS AREA FOR RECORDER'S USE ONLY

No Fee, 6103 Government Code  
Benefit of Riverside County Planning Department

NOTICE OF LOT LINE ADJUSTMENT NO. <u>5491</u>	
RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Mka Cabazon Partnership	519-180-021
	519190-037
	519190-029

C  
508

LEGAL DESCRIPTION OF ADJUSTED PARCELS  
See attached Legal Description - Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Print Name/Title: Gary Kanter	Signature: <i>[Signature]</i>
Print Name/Title: <i>Mka Cabazon Partnership</i>	Signature: <i>[Signature]</i>
Print Name/Title:	Signature:
Print Name/Title:	Signature:

RIVERSIDE COUNTY PLANNING DEPARTMENT APPROVAL

This Lot Line Adjustment is approved.

Signature: *Mark Corcoran* Printed Name: *Mark Corcoran* Date: *8-25-15*

RIVERSIDE COUNTY SURVEYOR'S APPROVAL

This document reviewed by Riverside County Surveyor.



BY: *Robert T. Robinson* Date: *08-07-14*

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On JUNE 18, 2014 before me, CHRISTINE MARIE RAMIREZ, NOTARY PUBLIC  
(Date) (Name and Title of Officer)

personally appeared GARY KANTER  
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

*Christine M. Ramirez*  
Notary Public

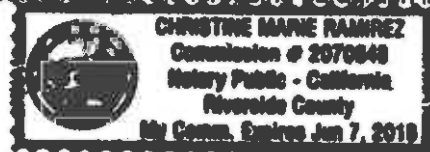


EXHIBIT "A"  
LOT LINE ADJUSTMENT NO. 5491  
PARCEL "A"

ALL THOSE PORTIONS OF PARCELS 1 AND REMAINDER PARCEL, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 190, PAGES 71 THROUGH 74 INCLUSIVE OF PARCEL MAPS DESCRIBED THEREIN.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE WESTERLY RIGHT OF WAY LINE OF DEEP CREEK ROAD, SAID LINE IS PARALLEL WITH AND DISTANT 44.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID DEEP CREEK ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°02'15" EAST A DISTANCE OF 737.32 FEET;

THENCE SOUTH 45°40'11" WEST, A DISTANCE OF 32.93 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SEMINOLE DRIVE, SAID LINE IS PARALLEL WITH AND DISTANT 52.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID SEMINOLE DRIVE;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 88°37'24" WEST A DISTANCE OF 210.84 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 414.00 FEET AND A CENTRAL ANGLE OF 26°05'57";

THENCE WESTERLY ALONG THE ARC AND SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 188.58 FEET (THE TERMINUS RADIAL LINE BEARS NORTH 27°28'34" EAST);

THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 62°31'26" WEST A DISTANCE OF 2.94 FEET TO A POINT IN THE WESTERLY LINE OF PARCEL 1;

THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 00°02'15" WEST A DISTANCE OF 319.33 FEET;

THENCE SOUTH 89°57'45" WEST A DISTANCE OF 123.02 FEET;

THENCE NORTH 00°02'15" WEST A DISTANCE OF 83.73 FEET;

THENCE NORTH 89°57'45" EAST A DISTANCE OF 201.00 FEET;

THENCE NORTH 00°02'15" WEST A DISTANCE OF 256.96 FEET;

THENCE SOUTH 89°57'45" WEST A DISTANCE OF 201.00 FEET;

THENCE NORTH 00°02'15" WEST A DISTANCE OF 47.04 FEET TO THE NORTHWEST CORNER OF PARCEL 1;

THENCE NORTH 89°57'45" EAST A DISTANCE OF 541.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.09 ACRES, MORE OR LESS.



2015-0875598  
02/25/2015 04:48P  
3 of 19

June 16, 2014



7 AUG - 2014

EXHIBIT "A"  
LOT LINE ADJUSTMENT NO. 5491  
PARCEL "B"

ALL THOSE PORTIONS OF REMAINDER PARCEL, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 190, PAGES 71 THROUGH 74 INCLUSIVE OF PARCEL MAPS DESCRIBED THEREIN.

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PARCEL REMAINDER AND THE WESTERLY RIGHT OF WAY LINE OF DEEP CREEK ROAD, SAID LINE IS PARALLEL WITH AND DISTANT 44.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID DEEP CREEK ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH  $00^{\circ}02'15''$  EAST A DISTANCE OF 1196.62 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID REMAINDER PARCEL;

THENCE SOUTH  $89^{\circ}57'45''$  WEST A DISTANCE OF 541.00 FEET;

THENCE SOUTH  $00^{\circ}02'15''$  EAST A DISTANCE OF 197.04 FEET;

THENCE SOUTH  $89^{\circ}57'45''$  WEST A DISTANCE OF 152.49 FEET;

THENCE SOUTH  $00^{\circ}02'15''$  EAST A DISTANCE OF 256.96 FEET;

THENCE NORTH  $89^{\circ}57'45''$  EAST A DISTANCE OF 152.49 FEET;

THENCE SOUTH  $00^{\circ}02'15''$  EAST A DISTANCE OF 83.73 FEET;

THENCE SOUTH  $89^{\circ}57'45''$  WEST A DISTANCE OF 374.40 FEET;

THENCE SOUTH  $00^{\circ}02'15''$  EAST A DISTANCE OF 114.73 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF  $35^{\circ}53'19''$ , AND TO A POINT IN THE NORTHERLY RIGHT OF WAY OF SEMINOLE DRIVE;

THENCE WESTERLY ALONG SAID RIGHT OF WAY ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF  $35^{\circ}53'19''$ , AN ARC LENGTH OF 369.56 FEET (THE INITIAL RADIAL LINE BEARS SOUTH  $10^{\circ}57'54''$  WEST) TO A POINT ON THE WESTERLY LINE OF REMAINDER PARCEL;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF REMAINDER PARCEL NORTH  $00^{\circ}01'14''$  WEST A DISTANCE OF 1894.40 FEET TO THE NORTHWEST CORNER OF SAID REMAINDER PARCEL;

THENCE SOUTH  $89^{\circ}57'45''$  EAST A DISTANCE OF 1275.73 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL CONTAINS 44.22 ACRES, MORE OR LESS.



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June 16, 2014

**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT NO. 5491**  
**PARCEL "C"**

ALL THOSE PORTIONS OF PARCEL 9, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 190, PAGES 71 THROUGH 74 INCLUSIVE OF PARCEL MAPS DESCRIBED THEREIN.

**BEGINNING** NORTH 00°02'15" WEST A DISTANCE OF 46.96 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID PARCEL 9;

THENCE SOUTH 00°02'15" EAST A DISTANCE OF 256.96 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 9;

THENCE SOUTH 89°57'45" WEST A DISTANCE OF 353.49 FEET;

THENCE NORTH 00°02'15" WEST A DISTANCE OF 256.96 FEET

THENCE NORTH 89°57'45" EAST A DISTANCE OF 353.49 FEET, MORE OR LESS TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 2.09 ACRES, MORE OR LESS.

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June 16, 2014



# EXHIBIT "B"-MAP LOT LINE ADJUSTMENT NO. 5491

S 89°58'31" E 1275.73'

**LINE TABLE**

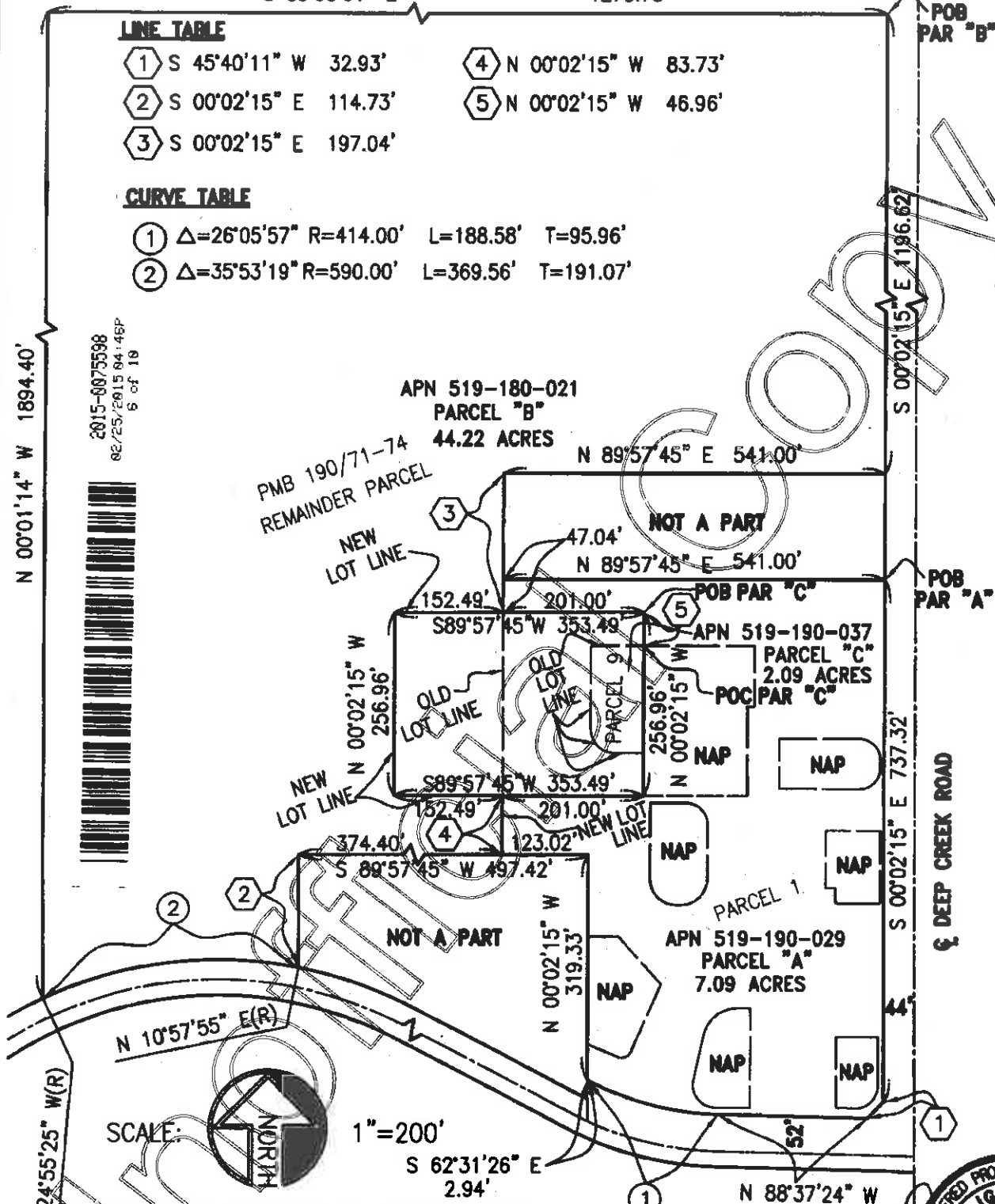
- |                         |                        |
|-------------------------|------------------------|
| ① S 45°40'11" W 32.93'  | ④ N 00°02'15" W 83.73' |
| ② S 00°02'15" E 114.73' | ⑤ N 00°02'15" W 46.96' |
| ③ S 00°02'15" E 197.04' |                        |

**CURVE TABLE**

- |   |  |
|---|--|
| ① Δ=26°05'57" R=414.00' L=188.58' T=95.96'  |  |
| ② Δ=35°53'19" R=590.00' L=369.56' T=191.07' |  |

N 00°01'14" W 1894.40'

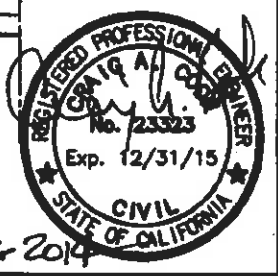
2015-0075598  
02/25/2015 04:48P  
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SCALE: 1"=200'



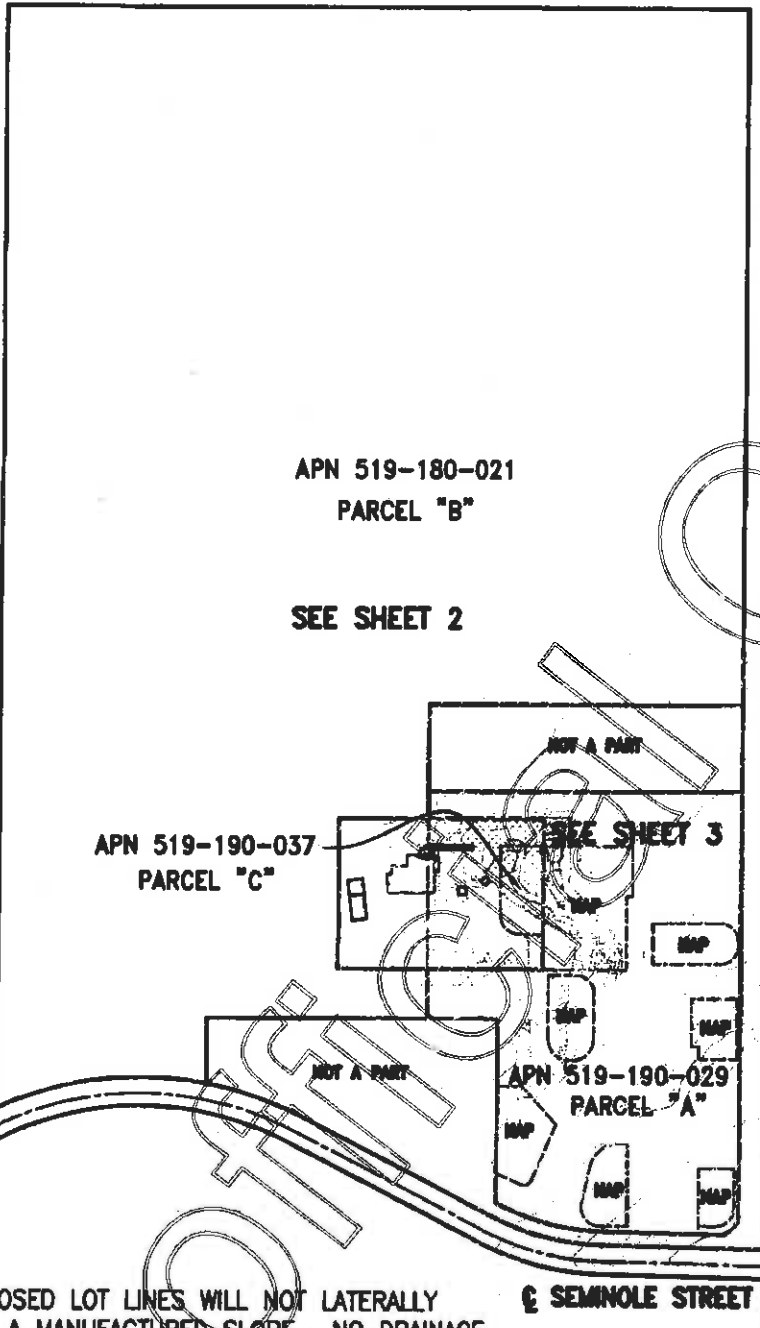
THE PROPOSED LOT LINES WILL NOT LATERALLY INTERSECT A MANUFACTURED SLOPE. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.



ASSESSOR'S PARCEL NUMBERS: 519-180-021, 519-190-029 & 519-190-037  
DATE EXHIBIT PREPARED: JUNE 2014 SECTION 9, T.3 S., R.2 E., SBM

2806 2014

**EXHIBIT "C"-SITE PLAN  
LOT LINE ADJUSTMENT NO. 5491**



APN 519-180-021  
PARCEL "B"

SEE SHEET 2

APN 519-190-037  
PARCEL "C"

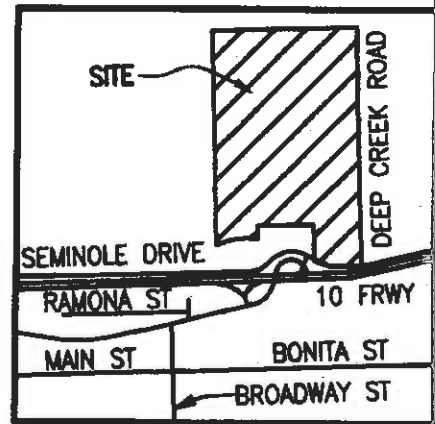
SEE SHEET 3

APN 519-190-029  
PARCEL "A"

SCALE:



1"=300'



THE PROPOSED LOT LINES WILL NOT LATERALLY INTERSECT A MANUFACTURED SLOPE. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.

ASSESSOR'S PARCEL NUMBERS: 519-180-021, 519-190-029 & 519-190-037  
DATE EXHIBIT PREPARED: JUNE 2014 SECTION 9, T.3 S., R.2 E., SBM



VICINITY MAP

N.T.S.



**GABEL, COOK & ASSOCIATES INC.**

CIVIL ENGINEERS LAND SURVEYORS  
LAND PLANNERS  
7197 Broadway, Ave. Ste 330, Riverside, CA 92506  
Telephone: (951) 788-6092

**COUNTY OF RIVERSIDE, CALIFORNIA**

**LOT LINE ADJUSTMENT  
EXHIBIT "C"**

DATE: JUNE 2014

SCALE: 1"=300'

DRAWN BY:

W.O. 2445

SHT 1 OF 3 SHTS



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# EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO. 5491

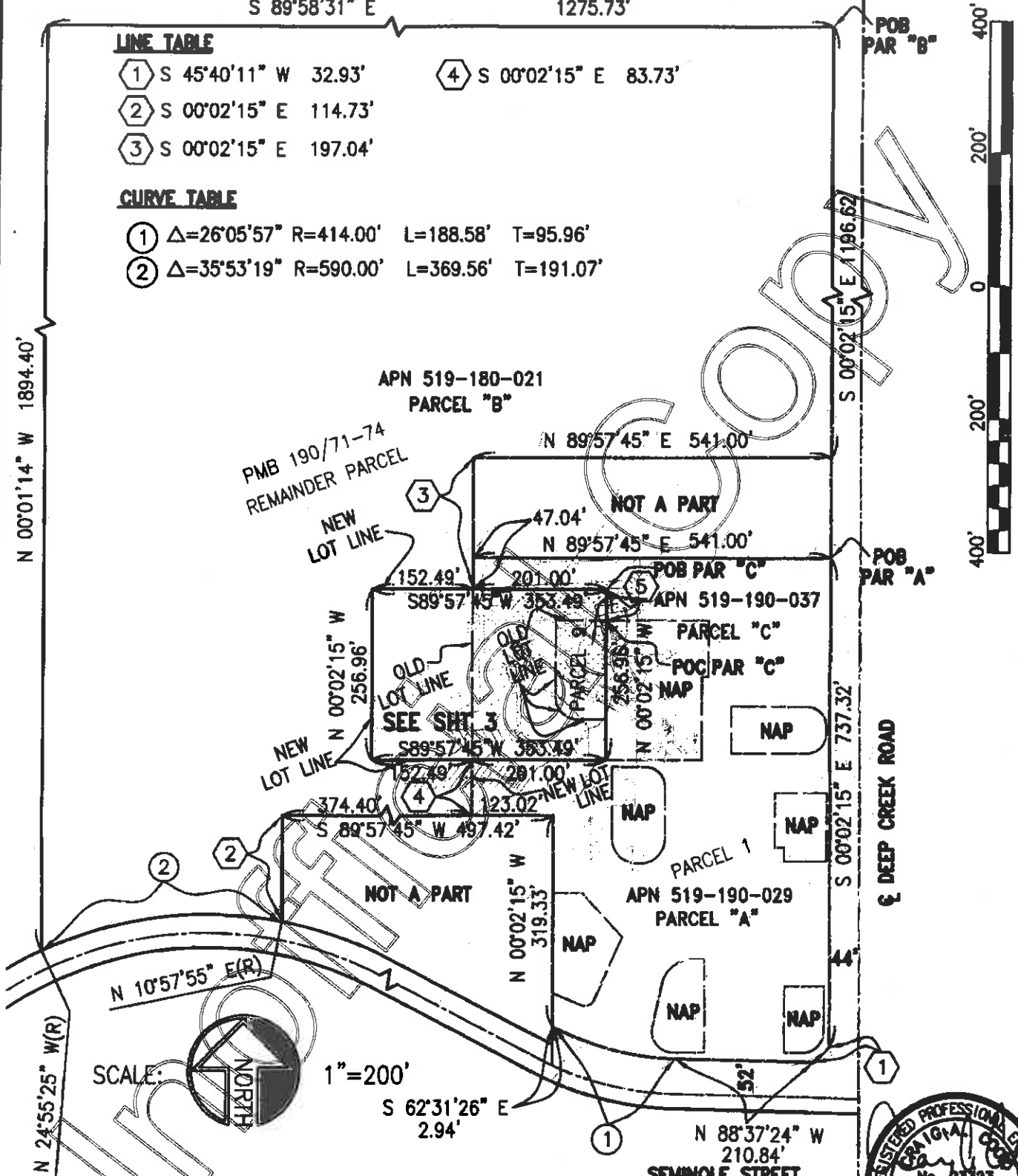
S 89°58'31" E 1275.73'

**LINE TABLE**

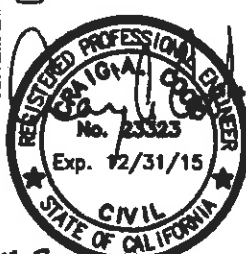
- ① S 45°40'11" W 32.93'
- ② S 00°02'15" E 114.73'
- ③ S 00°02'15" E 197.04'
- ④ S 00°02'15" E 83.73'

**CURVE TABLE**

- ① Δ=26°05'57" R=414.00' L=188.58' T=95.96'
- ② Δ=35°53'19" R=590.00' L=369.56' T=191.07'



SCALE: 1"=200'  
 ASSESSOR'S PARCEL NUMBERS: 519-180-021, 519-190-029 & 519-190-037  
 SECTION 9, T.3 S., R.2 E., SBM  
 DATE EXHIBIT PREPARED: JUNE 2014



7 AUG 2014

DATE: JUNE 2014	SCALE: 1"=200'	DRAWN BY:	W.O. 2445	SHT 2 OF 3 SHTS
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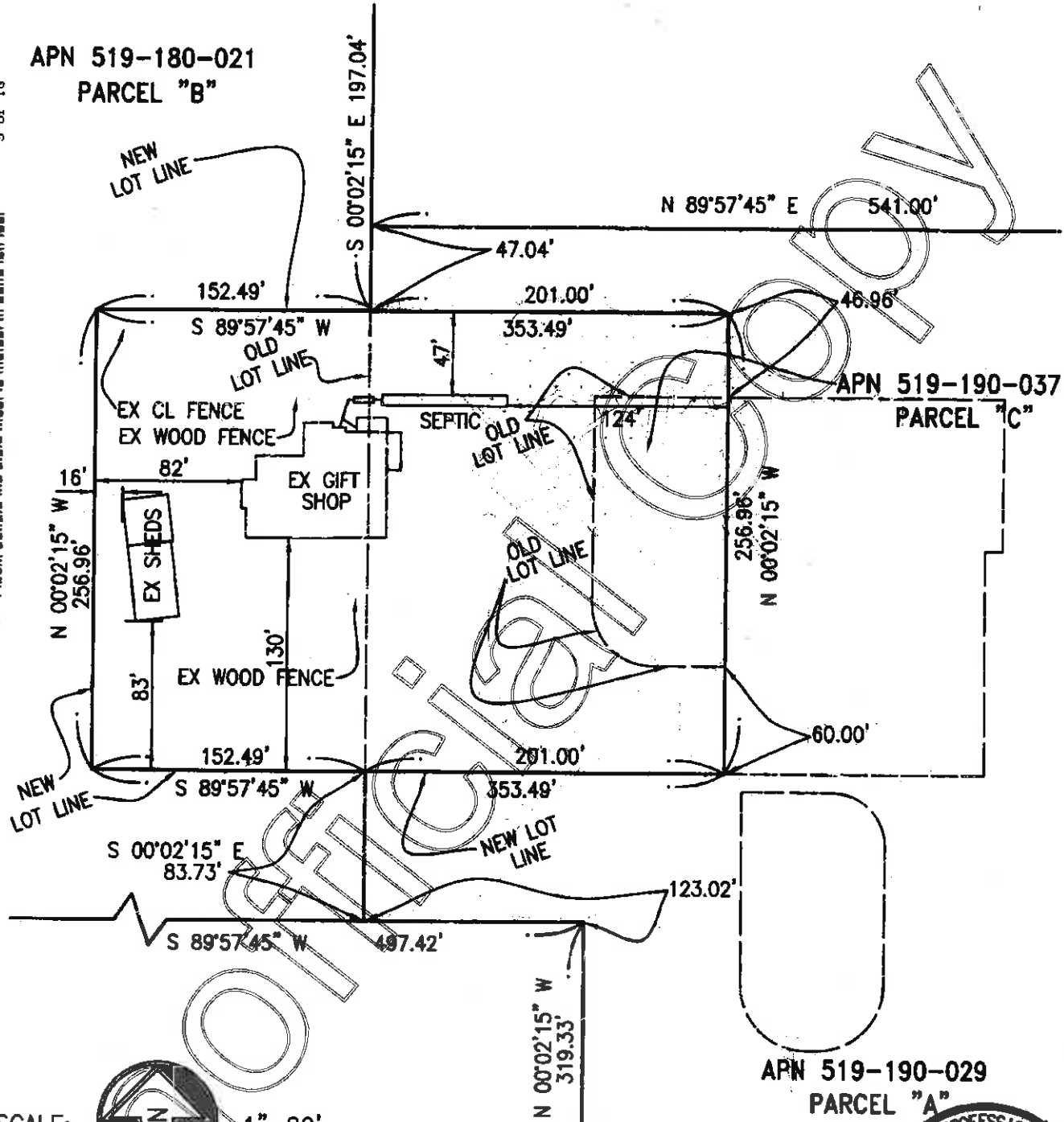
EXHIBIT "C" - SITE PLAN  
 LOT LINE ADJUSTMENT NO. 5491

2015-0075398  
 02/25/2015 04:46P  
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APN 519-180-021  
 PARCEL "B"

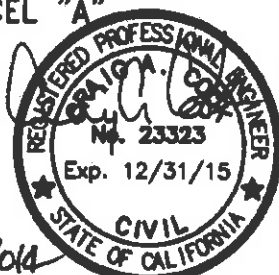
APN 519-190-037  
 PARCEL "C"

APN 519-190-029  
 PARCEL "A"



SCALE: 1" = 80'

SCALE: 1" = 80'  
 ASSESSOR'S PARCEL NUMBERS: 519-180-021, 519-190-029 & 519-190-037  
 SECTION 9, T.3 S., R.2 E., SBM  
 DATE EXHIBIT PREPARED: JUNE 2014



*June 2014*

DATE: JUNE 2014	SCALE: 1" = 80'	DRAWN BY:	W.O. 2445	SHT 3 OF 3 SHTS
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

Case Number: LLA05491

Date: 2/25/2015

Riverside County Planning Department

Riverside County Planning Department

*Mark Corcoran*  
SIGNATURE

Attest: *Ken Baez*  
SIGNATURE

Mark Corcoran  
PRINTED NAME

Ken Baez  
PRINTED NAME

Contract Planner  
TITLE

Principal Planner  
TITLE

Unofficial



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

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

**PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – REQUEST: To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility.

**TIME OF HEARING:**                   **1:30 pm** or as soon as possible thereafter  
**NOVEMBER 21, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, David Alvarez, at 951-955-5719 or email [daalvarez@rctlma.org](mailto:daalvarez@rctlma.org) or go to the County Planning Department's Director's Hearing 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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42502  
**Project Case Type (s) and Number(s):** Plot Plan 14522 Revision Number 1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dave Alvarez  
**Telephone Number:** 951-955-5719  
**Applicant's Name:** World's Biggest Dinosaurs  
**Applicant's Address:** PO Box No. 330, Cabazon, CA 92230

**I. PROJECT INFORMATION**

**A. Project Description:**

Plot Plan 14522 Revision Permit No. 1 proposes to add an approximately 2,916 square-foot gift shop, a 1,060 square-foot caretaker unit, and a 34,279 square-foot area of outdoor dinosaur exhibits and landscaping.

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

**C. Total Project Area:** 54.7 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 54.7	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 3,976	<b>Est. No. of Employees:</b> 5
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 519-180-021, 519-190-029, 519-190-036, 519-190-037.

**E. Street References:** Northwest corner of Seminole Drive and Deep Creek Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
T.3.S.R.2E.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site currently contains an existing gift shop and dinosaur exhibits.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The current land use designation of the project site is Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The project is consistent with the Commercial Retail (CR) and Rural Desert (RD) land use designations 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:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
  6. **Housing:** The proposed project (existing non-residential) meets all applicable Housing Element Policies.
  7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
  8. **Healthy Communities:** The proposed project meets all applicable policies of the Healthy Communities element.
- B. General Plan Area Plan(s):** The Pass
- C. Foundation Component(s):** Community Development and Rural
- D. Land Use Designation(s):** Commercial Retail and Rural Desert
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Cabazon Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** The Pass
  2. **Foundation Component(s):** Community Development and Rural
  3. **Land Use Designation(s):** Commercial Retail and Rural Desert
  4. **Overlay(s), if any:** N/A
  5. **Policy Area(s), if any:** Cabazon Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
  2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 acre minimum)(W-2-10)
- J. Proposed Zoning, if any:** N/A



**K. Adjacent and Surrounding Zoning:** Rural Residential (RR), Scenic Highway Commercial (C-P-S) and Controlled Development Areas-10 acre minimum (W-2-10)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> 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

Nov. 7, 2014  
Date

Dave Alvarez, Contract Planner  
Printed Name

For Steve Weiss, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 checked="" type="checkbox"/>	<input 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 Figure C-9 "Scenic Highways"

Findings of Fact:

a). As indicated on Figure 9 "Scenic Highways" of the Pass Area Plan, the project site is located directly north of Interstate 10 (I-10) which is designated as a state eligible scenic highway. The project has implemented landscaping along the frontage of the existing commercial roadside business. The landscaping will act as a buffer between the highway and commercial business. In addition, although the dinosaur exhibits can be seen from the freeway, these sculptures are existing and were permitted under the previous entitlement, Plot Plan No. 14522. The proposed use under Plot Plan No. 14522 Revision Number 1 is for the existing caretaker unit, gift shop, and outdoor exhibits. These structures are not abutting the main road and as previously addressed, landscaping has been placed along the main road which will buffer the existing commercial facility from the 10 freeway. The project will have a less than significant impact.

b). The existing project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a). The proposed project is located approximately 39.18 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shinning into adjacent properties and streets. Project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light which would accompany any new commercial development; however, the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). As indicated through MapMyCounty (GIS Database), the project site is located on land that is designated as grazing land and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 Acre Minimum (W-2-10), and Rural Residential (R-R). The project is not located within close vicinity to properties which have an agriculture zoning classification and the project is not located within an agricultural preserve. The project will have no impact.

c). As previously addressed (see item b) the project site is not located within close vicinity to properties which have a zoning classification of agriculture. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will have no impact.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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 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 project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b). As outlined in the Pass 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 of Riverside 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 type="checkbox"/>	<input checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a). Appending G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In result,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project will be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The impact will be less than significant.

b-c). The project will not violate any air quality standards or contribute substantially to an existing or project air quality violation nor 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. The impact 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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project site is a gas station and vacant desert. Although the project scope includes a caretaker unit (residential dwelling), the project is not expected to have a significant impact.

e). The proposed use is not a sensitive receptor and the project site is not located in the vicinity of a substantial point source of emissions. The criteria will have no impact.

f). During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>BIOLOGICAL RESOURCES</b>	<b>Would the project</b>			
<b>1. Wildlife &amp; Vegetation</b>				
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	<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
or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a). The proposed project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) however, the border of the CVMSHCP, is located directly to the north of the project site. If the footprint of the existing commercial roadside facility were to expand to the north, then further review would be required by the Environmental Programs Division of the County of Riverside. Since this project only proposes to legalize and bring an existing gift shop, caretaker unit, and outdoor exhibits up to current Building Code standards, further review will not be required. This project will not conflict with the provisions of an adopted Habitat Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b-c). The project site is an existing roadside commercial facility and the scope of work is to bring the existing caretaker unit, gift shop, and outdoor exhibits up to current Building Code standards. The project will not involve in the expansion of the commercial facility footprint which could affect the habitat of certain species. In result, the project will not have a substantial adverse effect, either directly or through habitat modifications on any endangered species or any species identified as a candidate, sensitive, or species status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. The impact will be less than significant.

d). The project site is not located within close vicinity of a major body of water and the scope of work will take place within the existing footprint of the commercial facility. The project will not affect 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. The project will have a less than significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e). The project site does not contain any riparian habitat and in result, the project will not have a substantial 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. and Wildlife service.

f). The existing commercial site does not contain nor is located within close vicinity to any existing wetland. In result, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act . The project will have no impact.

g). The project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**2. Historic Resources**

a) Alter or destroy an 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, Project Application Materials

Findings of Fact:

a-b). The project site is fully disturbed with an existing facility that includes a gift shop and dinosaur exhibits. The project does not propose the disturbance of a historic site and will not cause a substantial adverse change in the significance of a historical resource. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public	<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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Resources Code 21074?

Source: Project Application Materials

Findings of Fact:

a-c). The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to Planning COA 10.PLANNING.4 and 10.PLANNING.5. Through the incorporation of mitigation measures, the impact will be less than significant.

d). The project will not restrict any religious or sacred uses within the project site. No impact will occur.

e). The project will not cause substantial adverse change in the significant of a tribal cultural resource as defined in Public Resources Code 21074. No impacts will occur.

Mitigation:

CUL 3: If human remains are found on this site:

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

State Health and Safety Code Section 7050.5 if in the event 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

**Monitoring:** The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Archaeologist)

**4. Paleontological Resources**

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

**Findings of Fact:**

a). According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of high paleontological sensitivity. Should fossil remains be encountered during site development, the project shall comply with measures listed in Conditions of Approval 10.PLANNING. Through the incorporation of the mitigation measures, the impact will be less than significant.

**Mitigation:**

CUL 1: Prior to the issuance of grading permits:

- The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- Description of the proposed site and planned grading operations.
- Description of the level of monitoring required for all earth-moving activities in the project area.
- Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. Per the County of Riverside "Saber Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery, and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP (COA: 10.PLANNING.2).

**CUL 2:** Prior to grading final, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories (10.PLANNING.3).

**Monitoring:** The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Paleontologist)

**GEOLOGY AND SOILS** Would the project

**5. 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, Geologist Comments

**Findings of Fact:**

a-b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Andreas fault located approximately 0.5 miles from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts to this regards are considered less than significant.

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

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

**6. 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). According to RCLIS (GIS database), there is a moderate potential for the site to be affected by seismically induced liquefaction however, the impact is considered less than significant.

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

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

**7. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

**Findings of Fact:**

There are no known active or potentially active faults that traverse the project 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, with the closest fault located 0.5 miles to the north. Due to the proximity of existing earthquake faults, the impact is considered less than significant.

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

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

**8. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

**Findings of Fact:**

The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

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

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

**9. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas 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 project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements, impacts with regard to ground subsidence will be reduced to less than significant.

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

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

**10. Other Geologic Hazards**

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

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

**Findings of Fact:**

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.

**11. Slopes**

a) Change topography or ground surface relief features?

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

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

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

**Findings of Fact:**

a-b) The project will not change topography as the project site is relatively flat. No impact will occur.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact 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.

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.

**12. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a). The proposed project will not result in substantial soil erosion or the less of topsoil. The project will have no impact.

b). The project site does not soil which is designated as expansive soil, as defined in Section 1802.32 of the California Building Code (2007), and the project will not create substantial risks to life or property. The project will have no impact.

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

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

**13. 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-b). The project scope involves the permitting of an existing gift shop and caretaker unit on an existing roadside commercial attraction facility. Construction activities will be minimal and will consist of bringing the existing structures to compliance with California Building Code (CBC). In addition the project site is not located adjacent to an existing water body. The project activities will not change the deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or result in any increase in water erosion either on or off site. The impact 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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a). The project 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. CBC requirements are applicable to all development in the state including the project's proposed renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**15. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Findings of Fact:

a-b). The minor alterations and permitting of the gift shop, caretaker unit, and outdoor exhibits will not generate a significant amount of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. In addition, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions for greenhouse gases. The impact from the scope of work will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Hazards and Hazardous Materials</b>				
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 checked="" type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact:

a-b) The project scope involves the permitting of a 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and 34,279 square foot area of dinosaur exhibits, and landscaping. The project is not anticipated to 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. Therefore, the impact is considered less than significant.

c). The project has been reviewed by the Riverside County Fire Department for emergency access and it has been determined that the project will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d). The project site is located approximately 1.3 miles to the north of an existing public school and in result, the project will not emit hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The impact will be less than significant.

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 65962.2 and in result, would not create a significant hazard to the public or the environment. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Airports</b>				
a) Result in an inconsistency with an Airport Master	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Plan?				
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," GIS database

Findings of Fact:

a-d). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project site is not located within the influence area of an Airport Master Plan and in result, will not require review from the Airport Land Use Commission (ALUC). In addition the project site is not located within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. 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 Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

The project site is located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. Additionally, the project will be required to adhere 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>19. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a). Through the utilization of MapMyCounty (GIS Database), it has been determined that the project site is not located within close proximity to a major waterbody. In addition the project site is not intersected by a stream or river. In result, the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site. The project will have no impact.

b). As outlined on the Riverside County Flood Control District Flood Hazard Report, the scope of the project is not large enough to require the preparation and submittal of a Water Quality Management Plan. In result, the project will not violate any water quality standards or waste discharge requirements. The project applicant shall be required to adhere to the National Pollutant Discharge Elimination Systems (N.P.D.E.S) requirements. The impact 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 will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The impact will be less than significant.

d). The minor reconstruction and permitting of an existing gift shop, caretaker unit, and outdoor dinosaur exhibits for an existing commercial roadside attraction will not create or contribute water runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Although the project proposes to permit an existing single family residential unit (caretaker), the existing structure is located on an existing elevated pad which offers some protection but is not recognized to offer complete flood protection from severe flows and some damage may occur in a large storm event. The impact is considered less than significant.

f). As previously addressed in finding 25e, the project site is located within the limits of an existing flood plain. The existing structures of the project site have been placed on elevated pads and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). The proposed structures onto the existing commercial facility will not substantially degrade water quality. The impact is considered less than significant.

h). The permitting of an existing caretaker unit, gift shop, and outdoor exhibits onto an existing commercial facility will not result in the addition of new or retrofitted stormwater Treatment Control Best Management Practices (BMPS). The existing facility has been designed and conditioned to not substantially degrade or impact water quality. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. 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"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The existing facility is not intersected by a stream or river and in result, the project will not substantially alter the existing drainage pattern on the site or area, including 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 flood on- or off-site. The project will have no impact.

b). The project will not change in absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). The project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required. The project will have a less than significant impact.

d). As indicated on RCLIS (GIS database) the project site is not located within close vicinity to an existing water body and in result, will not change in the amount of surface water in any waterbody. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**21. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a). The proposed project will not result in a substantial alteration of the present or planned use of the project area. The project site currently has a land use designation of Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The portion of the project site that is currently developed with the existing commercial facility has a designation of Commercial Retail (CR). As outlined in the Riverside County General Plan, the Commercial Retail land use designation is intended for local and regional retail and service uses. With offering a roadside attraction and services (materials from existing gift shop) the project complies with the intent of the Commercial Retail land use designation. The impact will be less than significant.

b). The proposed project will not affect land uses within a City Sphere of Influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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, Staff review, GIS database

Findings of Fact:

a). The existing commercial and outdoor entertainment facility has a zoning classification of Scenic Highway Commercial (C-P-S). The Scenic Highway Commercial (C-P-S) zoning classification allows for the establishment of gift shops and a caretaker unit for existing commercial developments. The project is consistent with zoning classification.

b). The project is surrounded by properties which have a zoning classification of Rural Residential (RR) to the east, Controlled Development Areas (W-2) to the west, and Manufacturing-Service Commercial (M-SC) and Controlled Development Area with Mobile homes to the south. The project will be consistent with surrounding zoning classifications. The impact 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-e). The project site is surrounded primarily by vacant desert to the north, east, and west, and Interstate 10 (I-10) to the south. Due to the project site being surrounded by vacant property, the existing facility will be compatible with existing and planned land uses, consistent with the land use designations and policies of the General Plan, and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

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

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

**MINERAL RESOURCES** Would the project

**23. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a). The project site is located within MRZ-3 which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, 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 would 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.

c). The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d). The project will not expose people or property to hazards from proposed, existing, or abandoned quarries or mines.



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.

**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

**24. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

**Findings of Fact:**

a). The project site is not located within close vicinity of an existing public airport or private airstrip which could expose people residing or working in the area to excessive noise levels. The closest public airport is Banning Municipal Airport which is located approximately 6.6 miles to the west of the project site. The impact will be less than significant.

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

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

**25. Railroad Noise**

NA  A  B  C  D

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

**Findings of Fact:**

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railway and in result, persons working within the facility will not be affected by noise generated by a neighboring railroad.

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.

**26. Highway Noise**

NA     A     B     C     D                

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

**Findings of Fact:**

a). According to RCLIS (GIS Database), the project is located directly to the north of interstate 10 (I-10). Due to the close proximity of the I-10 highway, the project site may be affected by noise from the neighboring freeway. However, the existing structures are setback far enough from the highway that the impact would be less than significant.

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

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

**27. Other Noise**

NA     A     B     C     D                

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

a). An excess of noise may be generated during the process of bringing the existing unpermitted structures up to current California Building Code. The noise will only be temporary and as previously addressed, the project site is not located within close vicinity to single family residential dwellings. Located to the north, east, and west is vacant desert and to the south is the Interstate 10 freeway. The impact will be less than significant.

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

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

**28. Noise Effects on or by the Project**

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

- a). The proposed use will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.
- b). During the construction phase of the project, ambient noise levels in the project vicinity may increase above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.
- c). The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d). Persons might be exposed to ground-borne vibration or ground-borne 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.

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

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

**POPULATION AND HOUSING** Would the project

<b>29. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

**Findings of Fact:**

a-c). The project site contains an existing commercial roadside attraction facility. The proposed permitting of the existing structures will not displace a substantial number of existing housing, create a demand for additional housing, nor displace a substantial number of people which would result in the construction of replacement housing elsewhere. The project will have no impact.

d-f). The project site is not located within a County Redevelopment Project Area and will not cumulatively exceed official regional or local population projections or induce substantial population growth in the area. As previously addressed, the project scope involves the permitting of an existing gift shop, care taker unit, dinosaur exhibits, and landscaping. The project will not involve the displacement or construction of housing or residents within the surrounding community. The project will have no impact.

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

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

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

**30. Fire Services**

**Source:** Riverside County General Plan Safety Element

**Findings of Fact:**

The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Within project vicinity, the closest Riverside County Fire station is 1.3 miles to the southwest of the project site and is located at 50382 Irene Avenue, Cabazon, 92230. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Fire Services (90.PLANNING.32). The project will have a less than significant impact.

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

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

**31. Sheriff Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is located approximately 0.8 miles to the southwest of the project site and is located at 50290 Main Street, Cabazon. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Sheriff Services (90.PLANNING.32). This is not considered mitigation under CEQA. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Schools**

Source: Banning Unified School District correspondence, GIS database

Findings of Fact:

The proposed project will not impact or require a significant incremental demand for educational facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to educational facilities (COA 90.PLANNING.32). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Libraries**

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.32) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Health Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan

**Findings of Fact:**

a). The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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

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

**RECREATION**

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

**Findings of Fact:**

a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

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 would occur or be accelerated. The project will have no significant impact.

c). The project is located within the Coachella Valley Parks and Recreation District and is located within County Service Area (CSA) No. 85. Although the project is located within the Coachella Valley Parks and Recreation District, it will not be required to pay Quimby Fees being that the proposed use is designated as a commercial rather than residential use. Outlined in Section 10.35 of Riverside County Ordinance No. 460, proposed commercial uses are exempt from paying Quimby Fees. The project will have no impact.

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.

**36. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:** The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**37. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

- a). The proposed project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b). 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.
- c). The proposed project is located 6.7 miles to the northeast of an existing public airport and is not located within close vicinity of an existing private airstrip. In result, the project will not 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. The project will have no impact.
- d). The proposed project will generate minimal traffic and is not located within close vicinity of an existing waterbody, rail line, or airport. The project will have no impact.
- e). The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f). The project will not cause an effect upon, or a need for new or altered maintenance of roads?
- g). The project could cause an effect upon circulation during the project's construction phase; however, this impact will be temporary in nature. The impact is considered less than significant.
- h). The overall layout of the proposed project will allow for adequate access for the project site and neighboring uses. The project will have no impact.
- i). The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety or such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.



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.

**UTILITY AND SERVICE SYSTEMS** Would the project

**39. Water**

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

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

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b). The project site is currently receiving potable water service from the Cabazon Water District (CWD). The project will not result in the construction of new water treatment facilities and has sufficient water supplies to serve the project site. The impact will be less than significant.

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

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

**40. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a). The existing commercial facility is serviced by an existing septic system and the Department of Environmental Health and not required for the expansion or construction of new wastewater treatment facilities, including septic systems, or expansions of existing facilities. The impact 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). The project site is currently being serviced by an existing septic tank system rather than sewer system. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**41. Solid Waste**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b). The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. 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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g). The expansion onto the existing facility will not significantly impact existing utilities. The project will not result in the construction of new facilities or the expansion of existing facilities. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**43. Energy Conservation**

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

Source:

Findings of Fact:

a). The project will not conflict with any adopted energy conservation plans. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted under PP14522R1 is for an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

Structures which were permitted under the original entitlement (PP14522) and are still valid include:

- LOT A: 3,500 square foot restaurant with drivethru
- LOT B: 2,500 square foot restaurant with drivethru
- LOT C: 5,200 square foot restaurant
- LOT D: 2,400 square foot restaurant with drivethru
- LOT E: 3,600 square foot restaurant with drivethru
- LOT F: 25,000 square foot museum and gift shop
- LOT G: 2,400 square foot restaurant with drivethru
- LOT H: 12,000 square foot 60 room motel

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14522 Revision Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 14522R1 , Exhibit A, dated 10/26/15.

APPROVED EXHIBIT B = Plot Plan No. 14522R1, Exhibit B, dated 10/26/15.

APPROVED EXHIBIT C = Plot Plan No. 14522R1, Exhibit C, dated 10/26/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 14522 Revised Permit No.1 proposes to permit a 34,279 square-foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a 2,916 square-foot gift shop and a 1,060 square-foot caretaker unit. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the included conditions of approval.

PLOT PLAN: TRANSMITTED Case #: PP14522R1

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10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS                   RECOMMND

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

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 5                   USE - NPDES INSPECTIONS                   RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CWD POTABLE WATER SERVICE RECOMMND

Plot Plan#14522 R1 is currently receiving potable water service from Cabazon Water District (CWD). It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with CWD as well as all other applicable agencies.

10.E HEALTH. 2 PP#14522 R1 - COMMENTS RECOMMND

Plot Plan#14522 R1 is proposing to permit an existing 34,279 square foot outdoor dinosaur museum which includes a gift shop, 1,060 square foot caretaker unit and restroom facilities. No modifications are proposed for this or any other existing building. All buildings were either constructed with permits from the Building and Safety (B&S) Department or constructed prior to the existence of B&S.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

(Reference: September 27, 2012 letter c/o Steve Hinde, CIH)

A noise study is not required based on the submitted



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10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

diagram, the surrounding zoning around the existing outdoor Dinosaur museum. However, the facility would need to still follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES INEFFECT

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 14522, Revised Permit No. 1, is a proposal to permit an existing commercial facility/roadside attraction consisting of 2 large dinosaur sculptures and several additional buildings, on an approximately 11.9-acre site. The site is located in the Cabazon area on the north side of Interstate 10 east of Main Street. No additional construction or improvements are proposed with this

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

submittal.

The site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

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10. GENERAL CONDITIONS

10. PLANNING. 2

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

10.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

10.PLANNING. 4 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

10.PLANNING. 5 USE-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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10. GENERAL CONDITIONS

10.PLANNING. 5

USE-INADVERTENT ARCHAEO FINDS (cont.)

RECOMMND

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 6

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise

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10. GENERAL CONDITIONS

10. PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND  
amended by these conditions of approval.

10. PLANNING. 7 USE - FEES FOR REVIEW RECOMMND  
Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10. PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND  
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10. PLANNING. 11 USE- HOURS OF OPERATION RECOMMND  
Use of the facilities approved under this Plot Plan permit shall be limited to the hours of 10:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday in order to reduce conflict with adjacent zones and/or land uses.

10. PLANNING. 12 USE- BASIS FOR PARKING RECOMMND  
Parking for this project was determined through the submittal of a parking plan as permitted in Section 18.12 of Riverside County No. 348.

10. PLANNING. 14 USE - NO OUTDOOR ADVERTISING RECOMMND  
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10. PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND  
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail

— Revocation condition

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED (cont.) RECOMMND  
riding, scrambling, racing and riding exhibitions.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.



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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 33 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance 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.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE-BUILD & SAFETY PLANCK

RECOMMND

Due to ongoing public safety concerns and building code violations the applicant shall obtain all required permits for all the current building plans in Building Department plancheck within 30 days of the date of approval for the revised curent Planning case (PP14522R1) approval.

All work performed in connection with said building permits shall recieve the final approved inspections within 180 days of permit issuance.

PLANNING DEPARTMENT

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN 180 DAYS OF THE DATE OF APPROVAL OF THIS PERMIT. A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42502.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN THIRTY (30) DAYS FROM THE DATE OF APPROVAL OF THE PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 5 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE- MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading or building permits for Plot Plan No. 14522R1, whichever comes first, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE\*--#51-WATER CERTIFICATION

INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering A MINIMUM OF 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 10 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - REC & PARK DIST MITIG.

RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 385 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15 USE- MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE- HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE- SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 25 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- FEE STATUS (cont.)

RECOMMND

the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout



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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777  
Murrieta office (951)600-6160  
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42502. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA RECOMMND

11 dwelling units shall have a minimum floor living area of not less than 50 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 31 USE- FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 14522R1, includes a 2,916 square foot gift shop, a 1,060 square caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping, has been calculated to be 0.12 net acres. The structures previously entitled under PP14522R1 shall be required to adhere to the DIF

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

requirement as outlined in the COA for PP14522R1 and in result, the structures entitled under PP14522R1 shall not be included as part of the DIF requirement of PP14522R1.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1

USE - WRCOG TUMF

RECOMMND

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



Established in 1918 as a public agency  
**Coachella Valley Water District**

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 2, 2012

File: 1150.011  
0163.1

**Paul Rull**  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Rull:

Subject: Plot Plan 14522 Revised Permit No. 1

This is in response to your request for comments dated September 27, for the above referenced project. This project is located near Cabazon and outside of the Coachella Valley Water District's jurisdiction. We have no comments.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

**Mark L. Johnson**  
Director of Engineering

JC:\h\swf\2\Oct\plot plan 14522



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN       CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT  
 REVISED PERMIT       PUBLIC USE PERMIT       VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Plot Plan 14522 R-1      DATE SUBMITTED: March 26, 2012

### APPLICATION INFORMATION

Applicant's Name: World's Biggest (Cabazon) Dinosaurs      E-Mail: info@cabazondinosaurs.com

Mailing Address: P.O. Box 330  
Cabazon      CA      92230  
City      State      ZIP

Daytime Phone No: (951) 922-0076      Fax No: ( )

Engineer/Representative's Name: Trip Hord      E-Mail:

Mailing Address: 5028 La Mari Drive      ambrosehord@gmail.com  
Riverside      CA      92507  
City      State      ZIP

Daytime Phone No: (951) 684-9615      Fax No: ( )

Property Owner's Name: MKA Cabazon Partnership      E-Mail:

Mailing Address: 2651 Irvine Avenue, Suite 141  
Costa Mesa      CA      92627  
City      State      ZIP

Daytime Phone No: (949) 631-4337      Fax No: ( )

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

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

Desert Office - 38586 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

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

Way Id's Biggs + Dinosaurs  
PRINTED NAME OF APPLICANT

[Signature]  
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.

MIKA BALAZS  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Mikala Family Partnership #1  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 519-180-021, 519-190-029, 519-190-036, 519-190-037

Section: 9 Township: 3 S Range: 2 E

Approximate Gross Acreage: Gift Store & Dinosaur Museum encompass under 1 acre

General location (nearby or cross streets): North of 10 Freeway at Main Street, South of \_\_\_\_\_



APPLICATION FOR LAND USE AND DEVELOPMENT

\_\_\_\_\_ East of \_\_\_\_\_, West of Deep Creek Road

Thomas Brothers map, edition year, page number, and coordinates: 1996, 723, E3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan for Gift Store & (exterior) Dinosaur Museum (Uses as approved in conjunction with PP 14522 - Project Site/CPS Zoning)

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). World's Biggest Dinosaurs (Cabazon Dinosaurs) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PP 14522 - SC 5-18-1998 E.I.R. No. (if applicable): N/A

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: PP 14522 - SC 5-18-1998

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) \_\_\_\_\_

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

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) N/A

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: as-is

Estimated amount of fill = cubic yards None

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import None Export None Neither None

What is the anticipated source/destination of the import/export?  
None

What is the anticipated route of travel for transport of the soil material?  
None

How many anticipated truckloads? None truck loads.

What is the square footage of usable pad area? (area excluding all slopes) None sq. ft.

Is the development proposal located within 8 1/2 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 development project area exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www.riversidecounty.net/arcgis/arcgis/index.html>) for watershed location)?

- Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 35983 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 3/22/12

Owner/Representative (2) [Signature] Date 3/22/12

PLOT PLAN APPLICATION 14522 R-1

PROPERTY OWNER:

CABAZON FAMILY PARTNERSHIP #1, LP  
2651 IRVINE AVENUE, SUITE 141  
COSTA MESA, CA 92627  
(949) 631-4337

ASMT: 519180018, APN: 519180018  
USA BIA  
C/O PACIFIC REG OFFICE  
2800 COTTAGE WAY  
SACRAMENTO CA 95825

ASMT: 519190026, APN: 519190026  
T COMMUNICATIONS CALIF INC, ETAL  
340 MT KEMBLE AVE  
MORRISTOWN NJ 7960

ASMT: 519190001, APN: 519190001  
MAY N/NO, ETAL  
10501 BEAUMONT AVE  
CHERRY VALLEY CA 92223

ASMT: 519190030, APN: 519190030  
DINOSAUR PARK  
27 LA PLAZA  
PALM SPRINGS CA 92262

ASMT: 519190002, APN: 519190002  
BETTY HENDRIX, ETAL  
C/O CABAZON LAND INV NO 63  
P O BOX 6062  
ATASCADERO CA 93423

ASMT: 519190031, APN: 519190031  
SUN INV, ETAL  
7101 PLAYA VISTA NO 316  
PLAYA VISTA CA 90066

ASMT: 519190003, APN: 519190003  
BETTY HENDRIX, ETAL  
P O BOX 1020  
SANTA MARGARITA CA 93453

ASMT: 519190032, APN: 519190032  
KENNY WU  
2290 HUNTINGTON DR NO 100  
SAN MARINO CA 91108

ASMT: 519190013, APN: 519190013  
WANDA BURK, ETAL  
P O BOX 519  
TEMPLE CITY CA 91780

ASMT: 519190034, APN: 519190034  
MKA CABAZON PARTNERSHIP  
2651 IRVINE AVE 141  
COSTA MESA CA 92627

ASMT: 519190018, APN: 519190018  
SAN DIEGO OIL CO  
P O BOX 939051  
SAN DIEGO CA 92193

ASMT: 519190035, APN: 519190035  
B DEV CO, ETAL  
C/O MICHAEL MAGNUSSON  
13215 E PENN ST NO 205  
WHITTIER CA 90602

ASMT: 519190025, APN: 519190025  
TELEGRAPH CO, ETAL  
140 NEW MONTGOMERY ST  
SAN FRANCISCO CA 94105

ASMT: 519190036, APN: 519190036  
CABAZON FAMILY PARTNERSHIP NO 1  
C/O GARY KANTER  
2651 IRVINE AVE STE 141  
COSTA MESA CA 92627

ASMT: 519190042, APN: 519190042  
DESERT VIEW FINANCIAL  
160 GREENTREE DR STE 101  
DOVER DE 19904

ASMT: 526070001, APN: 526070001  
MORONGO BAND OF MISSION INDIANS  
12700 PUMARRA RD  
BANNING CA 92220

ASMT: 519190046, APN: 519190046  
CABA 7 IRREVOCABLE TRUST  
721 S HARBOR BLV  
FULLERTON CA 92832

ASMT: 526070002, APN: 526070002  
DAVID MILLER, ETAL  
C/O DAVID MILLER  
14089 ALMOND ST  
CABAZON, CA. 92230

ASMT: 523140011, APN: 523140011  
USA INDIAN RES 523  
UNKNOWN

ASMT: 526070003, APN: 526070003  
MONICA VARELA  
637 MICHIGAN AVE  
BEAUMONT CA 92223

ASMT: 525020002, APN: 525020002  
RITA ESPOSITO, ETAL  
3960 S HIGUERA ST NO 158  
SAN LUIS OBISPO. CA 93401

ASMT: 526070004, APN: 526070004  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 525020004, APN: 525020004  
NEIL DILELLO  
5342 RUNNING FAWN CT  
RANCHO CUCAMONGA CA 91737

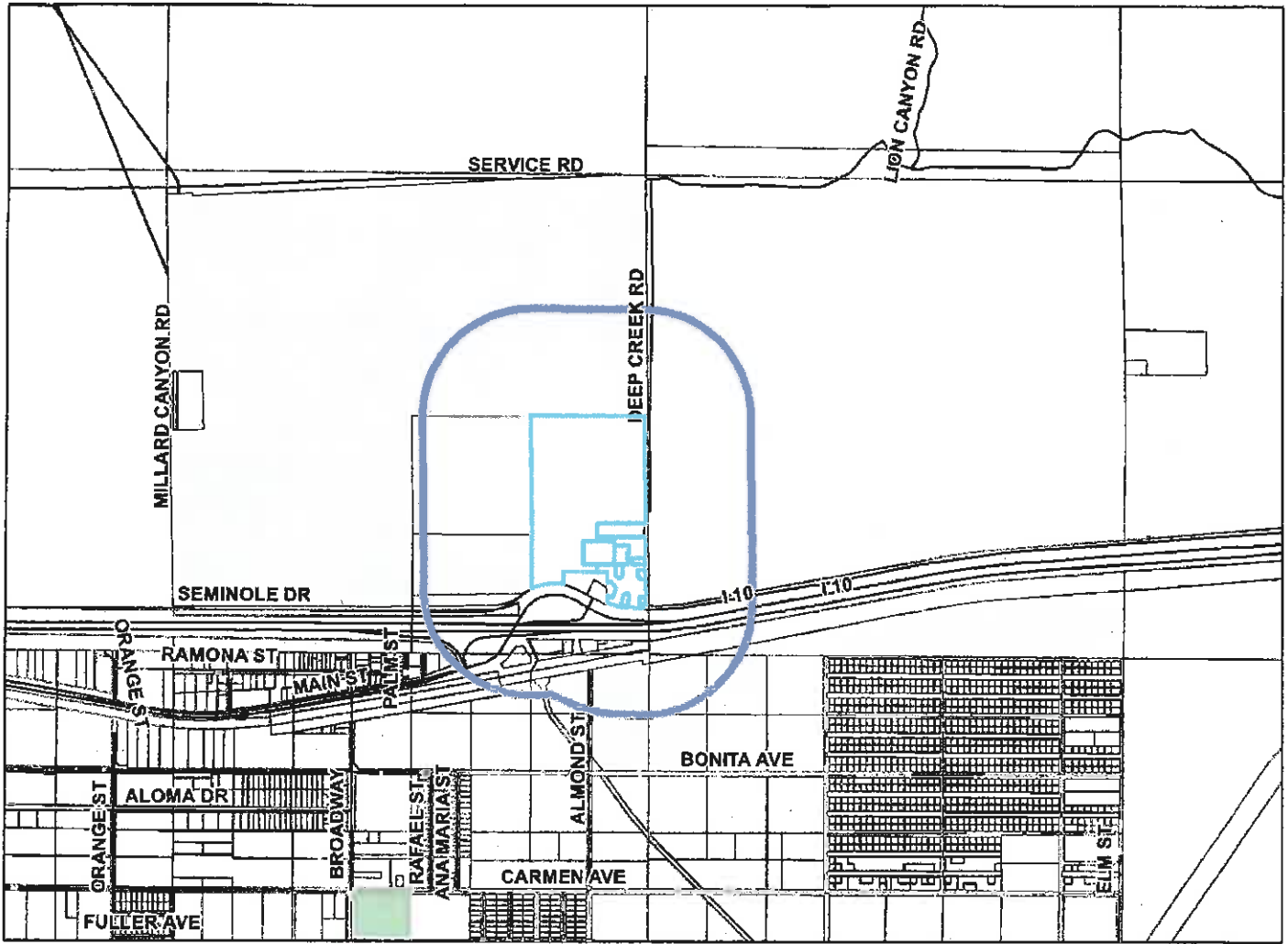
ASMT: 526070006, APN: 526070006  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 526060004, APN: 526060004  
NEAL T BAKER ENTERPRISES INC  
1875 BUSINESS CENTER DR  
SAN BERNARDINO CA 92408

ASMT: 526090003, APN: 526090003  
ANNETTE RIVAS  
79321 PORT ROYAL  
BERMUDA DUNES CA 92203

ASMT: 526060008, APN: 526060008  
ELENOR SANTIAGO  
6240 TOPAZ ST  
RANCHO CUCAMONGA CA 91701

# PP14522R1



## Selected Parcels

526-090-003 519-190-026 519-190-046 519-190-036 519-190-042 519-190-030 526-060-008 525-020-002 519-190-035 519-190-013  
 519-190-031 519-190-032 519-190-034 526-070-002 526-070-003 526-070-001 519-190-001 526-060-004 525-020-004 519-190-025  
 519-190-002 519-190-003 526-070-004 519-190-018 526-070-006 519-180-018 523-140-011



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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 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.

**PP14522R1**

*Project Title/Case Numbers*

**Dave Alvarez**

*County Contact Person*

**951-955-5719**

*Phone Number*

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

**World's Biggest Dinosaurs**

*Project Applicant*

**PO Box 330, Cabazon CA 92230**

*Address*

**The project is located to the northerly of the 10 highway and westerly of Deep Creek Road**

*Project Location*

**The project proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.**

*Project Description*

This is to advise that the Riverside County Planning Director, 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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

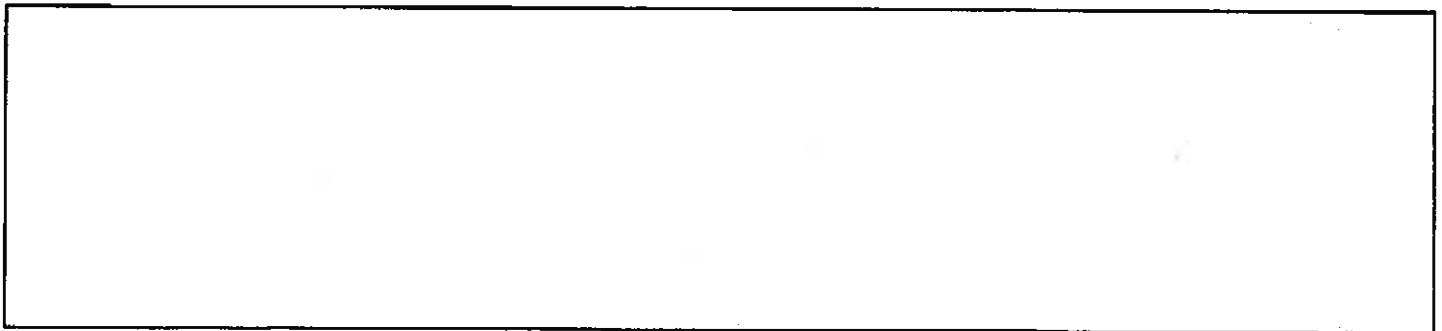
*Signature*

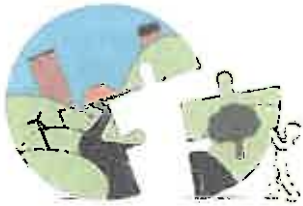
**Project Planner**

*Title*

*Date*

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





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss AICP*  
*Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: PP14522R1

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

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

**COMPLETED/REVIEWED BY:**

By: Dave Alvarez Title: Project Planner Date: 10/27/2015

Applicant/Project Sponsor: World's Biggest Dinosaurs Date Submitted: 3/26/2012

**ADOPTED BY:** Planning Director

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, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42502 ZCFG 5876

**FOR COUNTY CLERK'S USE ONLY**



\* VOID \* COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1202453

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: WORLD'S BIGGEST DINOSAURS \$64.00  
paid by: CK 1856  
CA FISH AND GAME FEE FOR EA42502  
paid towards: CFG05876 CALIF FISH & GAME: DOC FEE  
at parcel: 50770 SEMINOLE DR CABA  
appl type: CFG3

By \_\_\_\_\_ Mar 26, 2012 16:25  
GLKING posting date Mar 26, 2012


\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3171  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: First  
Project Planner: Deborah Bradford  
Director's Hearing: December 19, 2016

TENTATIVE PARCEL MAP NO. 30513  
Environmental Assessment No. 41454  
Applicant: Roskamp Family Trust  
Engineer/Representative: CLE Engineering

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule H subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres.

The project site is located northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto and is within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Rural: Rural Mountainous (R:RM) (10 Acre Minimum).  |
| 2. Surrounding General Plan Land Use: | Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, south, east, and west                           |
| 3. Existing Zoning:                   | Residential Agricultural- 5 Acre Minimum (R-A-5)  |
| 4. Surrounding Zoning:                | Residential Agricultural- 5 Acre Minimum (R-A-5) to the north, south, east and west.                            |
| 5. Existing Land Use:                 | Vacant land.  |
| 6. Surrounding Land Use:              | Vacant land and scattered single family residences  |
| 7. Project Data:                      | Total Gross Acreage: 21.23<br>Total Proposed Parcels: 4<br>Proposed Min. Parcel Size: 5.03 acres<br>Schedule: H |
| 8. Environmental Concerns:            | See attached environmental assessment   |

### RECOMMENDATIONS:

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41454** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE TENTATIVE PARCEL MAP NO. 30513**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which are incorporated herein by reference.

- 1) The project site is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) located in the Southwest Area Plan.
- 2) The Tentative Parcel Map proposes four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. The project site is located in Rural: Rural Mountainous – 10 acre minimum and is within the Santa Rosa Plateau/De Luz Policy Area which has the following provisions for density:

**SWAP 5.1** *Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:*

- a) *The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.*
- b) *The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.*

Based on the review of the geotechnical report, and slope stability analysis the County's Geologist has determined that the subject property meets these criteria of the above policies and will be able to subdivide the property into four (4) five acre lots. Geotechnical Report 2342 was approved on July 1, 2015 and the Slope Stability Analysis was approved on June 23, 2016. A Slope Analysis map dated 08/15/13 illustrated that the majority of the area where the septic tank and expansion areas are proposed will be located on land with slopes less than 25%. The Geotechnical Report determined that the possibility of the project area being affected by landsliding and ground subsidence is not anticipated. Additionally it was determined that the cut and fill slopes should be grossly and superficially stable. Therefore, the project is consistent with the Rural Mountainous (R:RM) designation and Santa Rosa Plateau/De Luz Policy Area policies in that the location of the expansion area for the septic tanks will not be located on slopes greater than 25% and the building site and access areas are considered stable as stated in the Slope Stability analysis and Geotechnical Report. Therefore, the subdivision is consistent with the policies as listed above.

- 3) Based on review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.13.A.2 (*Schedule "H" Parcel Map Division*) of Ordinance 460 and as follows:
  - a) *Proposed Streets. No improvements are required. A Centerline study profile of the map street dedications shall be submitted to the Transportation Department for review and approval.*
  - b) *If the streets are to be accepted for maintenance by the county, the improvements shall be as follows:*
    - 1) *All streets except as noted in paragraphs 2 and 3 below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in*

*conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.*

- 2) *Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.*
  - 3) *Rural Residential (Local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.*
- The following condition of approval (10.TRANS. 1) ensures that the requirements of Ordinance No. 460 as it pertains to Schedule H improvements have been met:

*"With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in one is binding as though occurring in all".*

- 4) The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, south, east, and west
- 5) The zoning for the subject site is Residential Agricultural – 5 acre minimum (R-A-5).
- 6) The project site is surrounded by properties which are zoned Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, south, east and west
- 7) Vacant land and scattered residential development are located to the north, south, east and west of the subject property.
- 8) The proposed subdivision of 21.23 acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-A-5 zoning classification. The lots configurations are somewhat irregular; however, all proposed lots exceed 100 feet in width and each lot exceeds 150 feet in depth. Therefore, the proposed subdivision is consistent with Ordinance No. 348.
- 9) The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5). Subdividing this 21.23 acre parcel into four, 5-acre single-family lots will ensure consistency with the development pattern of the area.
- 10) This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

- 11) This land division is located within a very high fire hazard severity zone and is within a State Responsibility Area (SRA). For this reason, under Government Code section 66474.02, the County must make the following three findings before the tentative map can be approved:
- a. *A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, is consistent with any applicable regulations adopted by the state Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code for which there are not local regulations that equal or exceed these minimum regulations;*
  - b. *A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available through an acceptable entity, including a county; and*
  - c. *A finding that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable ordinance.*
- 12). Regarding Finding 11.a above, California Code of Regulations, title 14, section 1270 et seq. applies to State Responsibility Areas (SRA). The proposed project is in a very high fire hazard severity zone that is a (SRA), for which regulations found in the California Code of Regulations, title 14, section 1270 et seq. apply. In a phone conversation with Assistant Fire Marshal Steven Swarhout of the Riverside County Fire Department on November 16, 2016 he stated that when a project is located within a very high fire hazard area, all projects are reviewed and conditioned based on compliance with California Code of Regulations, title 14, section 1270 et seq. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. Title 14 regulations require complying with specific standards in terms of; emergency access and egress, signing and building numbering; emergency water standards and fuel modification standards. The Fire Department's Conditions of Approval for this parcel map included blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements. This land division has also been designed so that each lot, and the subdivision as a whole, will provide fuel modification to reduce fire loading, provide appropriate fire breaks, provide nonflammable walls along common boundaries and between rear yards and open space areas and emergency vehicle access into open space areas at intervals not to exceed 1500 feet. The Transportation Department has included a condition of approval requiring that street signage will be installed in accordance with the Transportation Department's Standard No. 816. These conditions of approval ensure that compliance with California Code of Regulations, title 14, section 1270 et seq. have been met.
- 13) Regarding Finding 11.b. above, Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Therefore, this requirement has been met.

- 14) Regarding Finding 11.c The Fire Department's conditions of approval requires that prior to recordation of the Map the Parcel Map shall be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will have a drive lane of at least 10 feet wide with 14 feet of horizontal clearance and 15 feet of vertical clearance. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus. With this condition of approval, finding 11.c has been met.
- 15) Pursuant to Ordinance No. 460 section 3.2.1., whenever lots of a proposed land division are located more than 660 feet in a high fire hazard area from a publicly maintained circulatory road, alternative or secondary access shall be provided. An email dated December 22, 2015 from the applicant's representative to planning staff stated that after a meeting with the Fire Department on December 3, 2015 it was determined that Avenida De Encanto is a viable code-conforming secondary access road. Therefore, compliance with Section 3.2.1 of Ordinance 460 has been met.
- 16) The proposed project includes Tentative Parcel Map No. 30513 which is a Schedule H subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460.
- 17) Tentative Parcel Map No. 30513 proposes four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres which is consistent with the allowable density in the Rural: Rural Mountainous land use designation given that the provisions of the SWAP Policy 5.1 a. and b. are met, as demonstrated above.
- 18) The proposed Tentative Parcel Map No. 30513 and its design are consistent with the County's General Plan. As stated in General Plan Principle IV.A.1 the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principal IV.B.2 addresses unique communities stating that aspects of community character and identity is the natural topography and unique landforms that must be respected in the pattern of development. Tentative Parcel Map 30513 is located within the Santa Rosa Plateau/De Luz Policy Area which is a unique area in terms of its natural environment. This policy area is characterized by the mountainous and rural environment with large lots, five acres or more in size. The proposed subdivision and ultimate development of project site will ensure that these principals are adhered to by requiring development to fit in with the environment by preserving the oak trees on site, limiting grading to ensure that the uniqueness of this area and the natural topography of the site remain as closely as possible to its natural state.
- 19) The site is physically suitable for the proposed type of development and proposed density due to large five (5) acre lot sizes allowing for plenty of area to provide for the required setbacks and suitable for development given the varied topography of the project area. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, the project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed above. The overall density and lot sizes proposed is compatible with the existing and

planned surrounding land uses, which generally consist of Rural Mountainous land use designations.

- 20) The design of Tentative Parcel Map No. 30513 is not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat because the Initial Study prepared for this project analyzed the potential environmental impacts of the subdivision and determined that the Project will have no impact or a less than significant impact on fish and wildlife and their habitat and will not result in any significant environmental impacts.
- 21) The design of the proposed map and types of improvements are not likely to cause serious public health problems because the Map is consistent with the density and development pattern in the area. Public and private right-of-way improvements are consistent with the County of Riverside's road standards ensuring that circulation on and off the site will be safe. Emergency access onto the site and specific building materials, signage and fuel modification will be provided subject to the Fire Departments conditions of approvals ensuring that the public's safety in terms of fire protection will be met. Lastly, the project site has been determined to be geologically stable for the type of residential development that ultimately will be constructed on site.
- 22) The design of Tentative Parcel Map No. 30513 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, because within the tentative map there are three road and utility easements and one paved road which is maintained by La Cresta Highlands POA. Access onto the site will be provided from Avenida De Encanto which is an existing road.
- 23) Tentative Parcel Map No. 30513 is a residential subdivision and residential uses are permitted uses in the Residential Agricultural Zone as stated in Section 6.50 of Ordinance No. 348.
- 24) Tentative Parcel Map No. 30153 has noted on the Map the location of several significant Oak Trees that will be preserved based on the provisions of the Oak Tree Management Guidelines. These guidelines require that no grading or construction activities occur within the protective zone of the oak tree's drip line. Conditions of approval have been applied to the parcel map to ensure that the preservation of the oak trees onsite will be in compliance with these guidelines.
- 25) In accordance with AB52, requests for notification were sent to four tribes on March 3, 2016 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. The Pechanga Band of Luiseno Indians requested consultation with Riverside County. The project's Cultural Resource section of the Environmental Assessment was provided to the tribe. As a result, Tribal consultation under AB 52 closed on October 18, 2016. Conditions of Approval relating to the unanticipated discovery of cultural resources have been added as a result of consultation. However, because the added Conditions of Approval are standard conditions, relating to the discovery of physical cultural resources, that the Pechanga are requiring for ground-disturbing discretionary actions within area that may qualify as a Tribal Cultural Resource, they do not qualify as mitigation measures under CEQA.
- 26) Environmental Assessment No. 41454 did not identify any potentially significant impacts.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Land Use Designation, Santa Rosa Plateau/De Luz Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

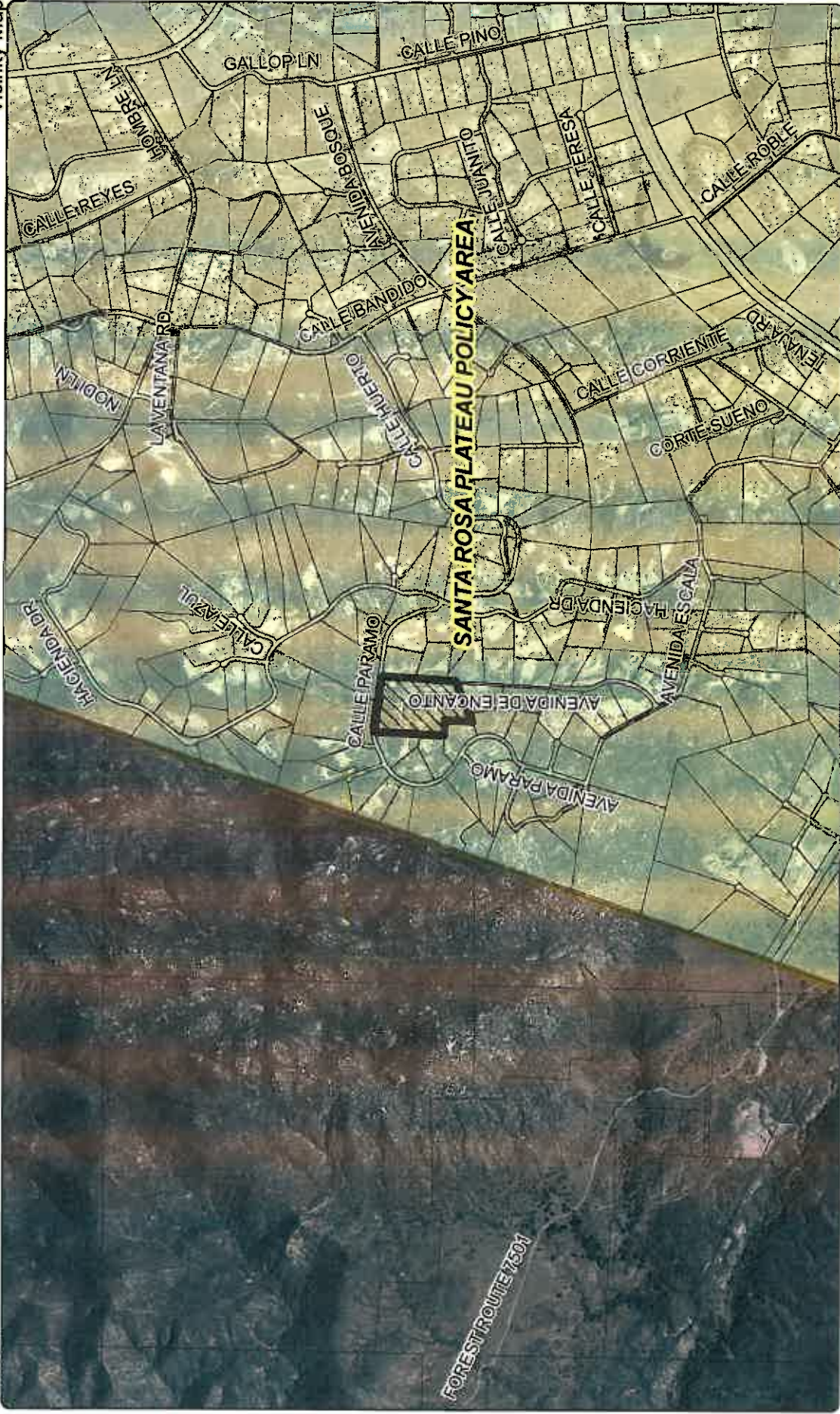
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone; or
  - b. A Sphere of Influence Area; or
  - c. An Airport Influence Area; or
  - d. A County Service Area; or
  - e. A Liquefaction Area; or
  - f. A Stephen's Kangaroo Rat Fee Area; or
  - g. A WRCMSHCP Criteria Area; or
  - h. A Subsidence Area; or
  - i. A Flood Zone.
3. The project site is located within:
  - a. A Very High Fire Area with a State Responsibility Area; and
  - b. The boundaries of the Murrieta Valley Unified School District; and
  - c. The Santa Rosa Plateau/De Luz Policy Area.
4. The subject site is currently designated as Assessor's Parcel Number 932-370-032



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PM30513**  
**VICINITY/POLICY AREAS**

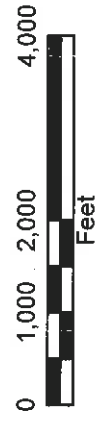
Supervisor: Jeffries  
 District 1

Date Drawn: 07/28/2016  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. The further information, please contact the Riverside County Planning Department, 10000 University Ave., Riverside, CA 92506, or call (951) 940-8277. (Riverside County's Website: <http://www.riversideca.gov>)



RIVERSIDE COUNTY PLANNING DEPARTMENT

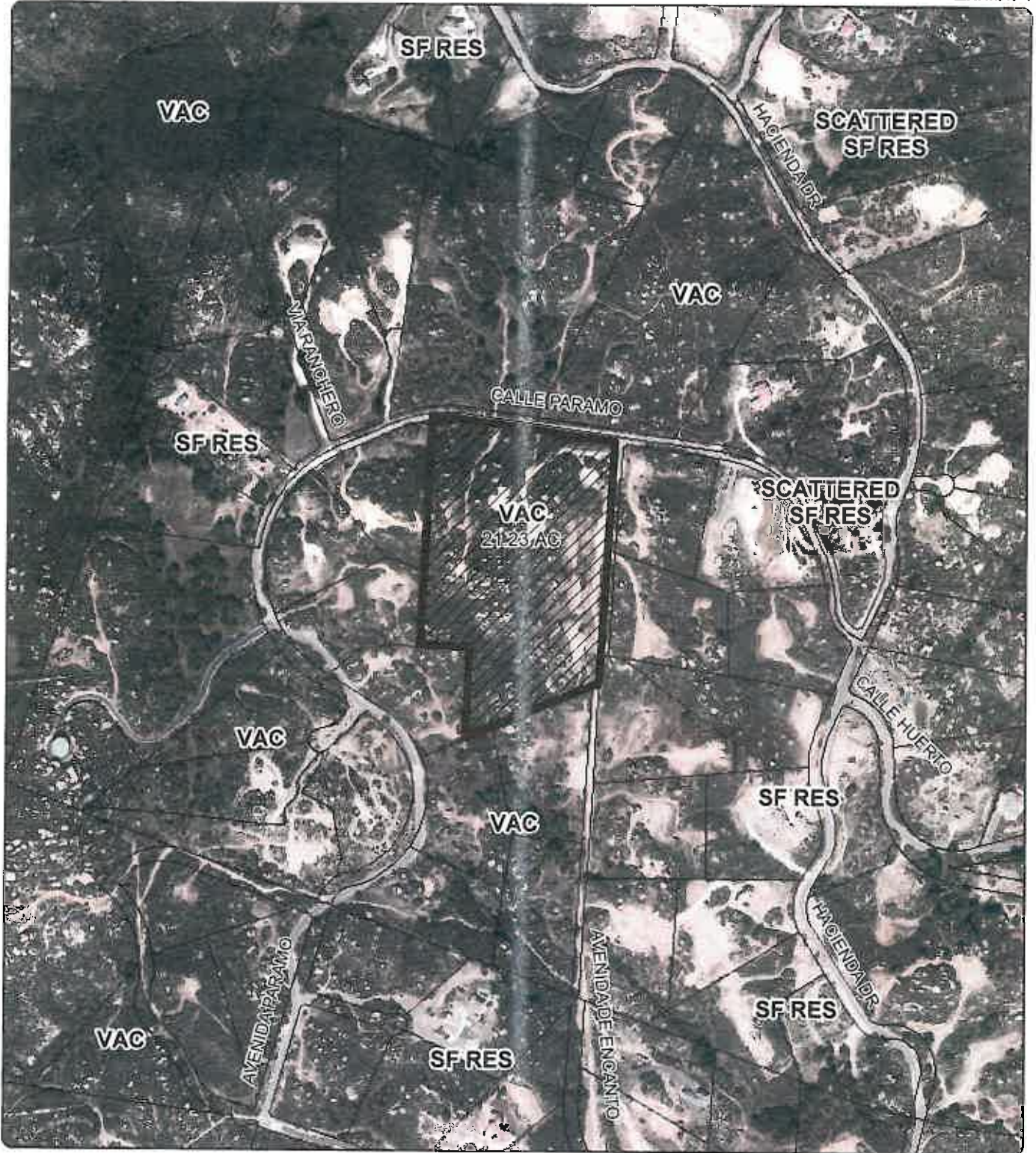
PM30513

LAND USE

Supervisor: Jeffries  
District 1

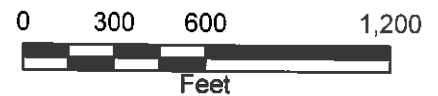
Date Drawn: 07/28/2016

Exhibit 1



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://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

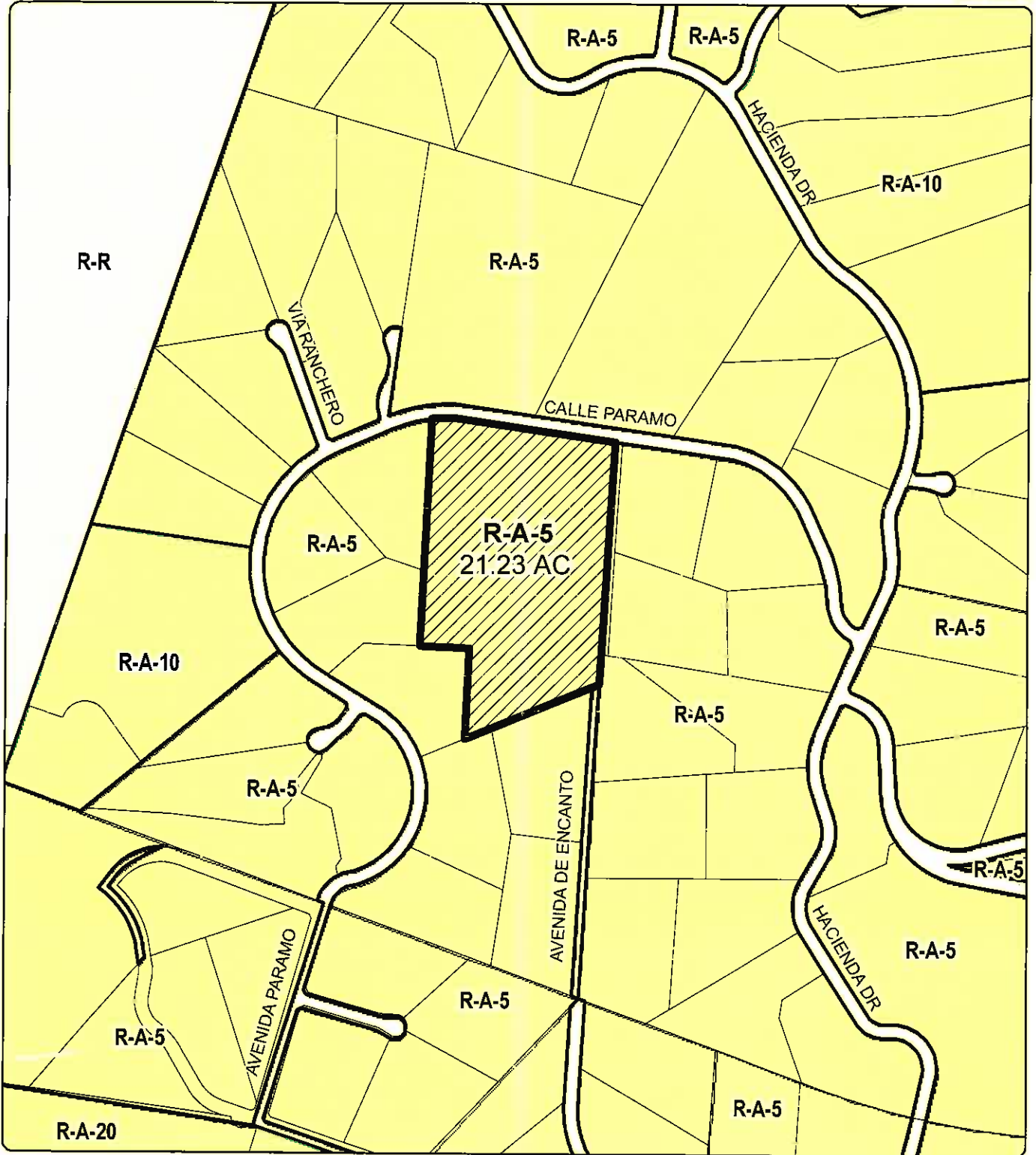
PM30513

EXISTING ZONING

Supervisor: Jeffries  
District 1

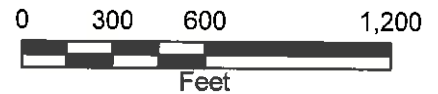
Date Drawn: 07/28/2016

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

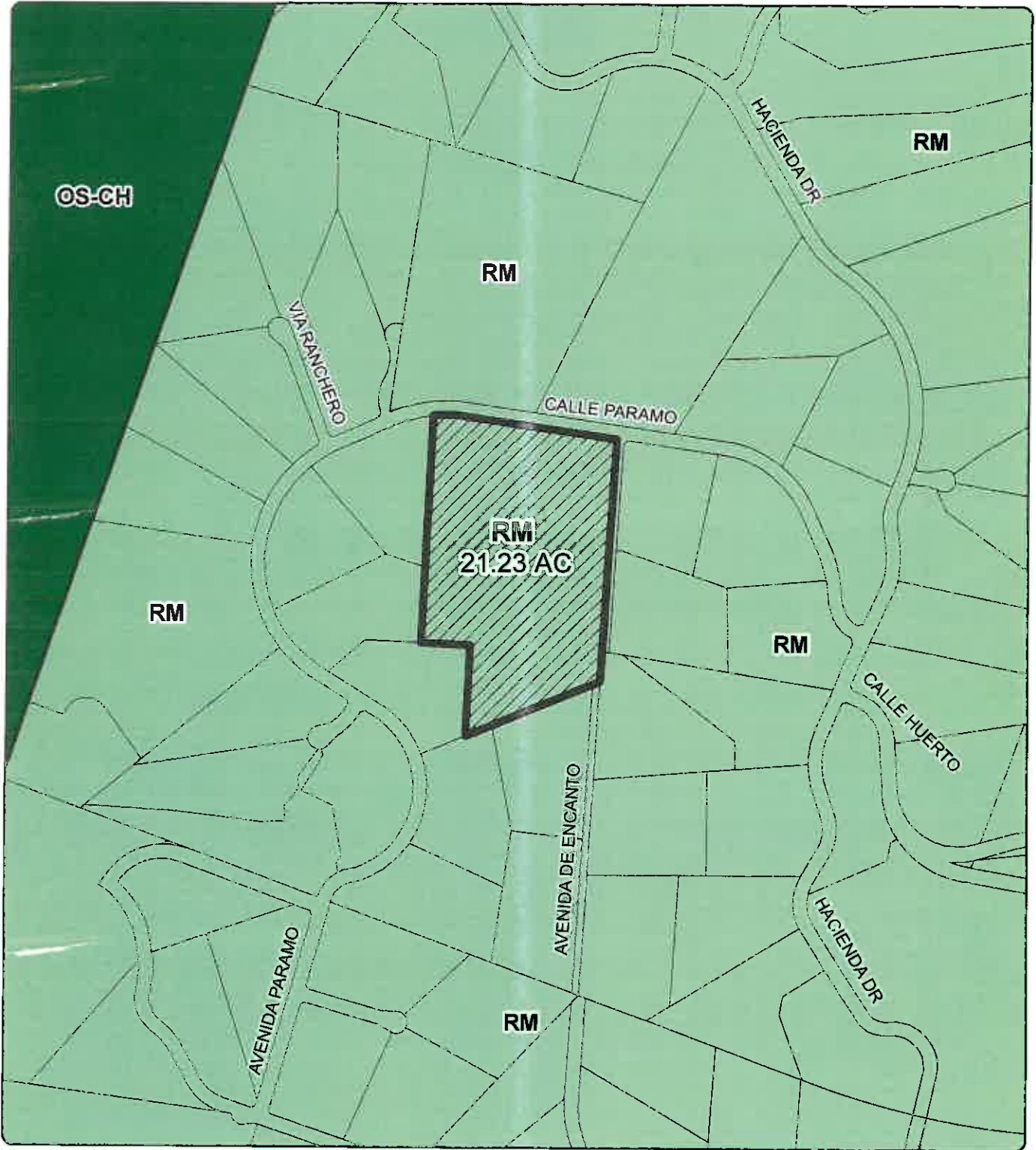
PM30513

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

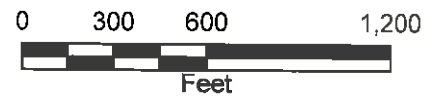
Date Drawn: 07/28/2016

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://planning.ctfma.org>





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## NEGATIVE DECLARATION

Project/Case Number: PM30513

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/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Project Planner Date: November 8, 2016

Applicant/Project Sponsor: Roskamp Family Trust Date Submitted: July 7, 2007

**ADOPTED BY:** Board of Supervisors

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

The 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 \_\_\_\_\_ at \_\_\_\_\_

Revised: 11/08/16  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41454  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 30513  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford, Project Planner  
**Telephone Number:** (951)955-6646  
**Applicant's Name:** Roskamp Family Trust: Mr. Gresham "Ross" Roskamp  
**Applicant's Address:** 4 Ritz Cove Drive, Dana Point, CA 92629

### I. PROJECT INFORMATION

#### Project Description:

The Tentative Parcel Map is proposing a Schedule H subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres.

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

#### B. Total Project Area:

<b>Residential Acres:</b> 21.23	<b>Lots:</b> 4	<b>Units:</b> 4	<b>Projected No. of Residents:</b> 12
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/a			

**C. Assessor's Parcel No(s):** 932-370-032

**Street References:** The project is located northerly of Escala Road, southerly of Calle Paramo, and westerly of Avenida De Encanto

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 25, Township 7 South, Range 5 West

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The proposed project site is located in the Southwest Area Plan of the Riverside County General Plan. The proposed project site is currently vacant. This area has historically supported agricultural cultivation and has recently been transitioning to estate residential uses.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project is located in the Southwest Area Plan of the RCIP. The land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum) General Plan designation and the project is located in the Santa Rosa Plateau/ De Luz Policy Area.
- 2. Circulation:** The project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.

3. **Multipurpose Open Space:** This project avoids natural watercourses, flood plains and will preserve oak trees.
4. **Safety:** The project is located in a very high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement fire safety standards for which it was conditioned.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4).
6. **Housing:** The Project does not impact housing.
7. **Air Quality:** The proposed project meets all applicable Air Quality Element policies.
8. **Healthy Communities:** The project is consistent with all applicable Healthy Community Policies.

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

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

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

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan

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

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

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

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

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Residential Agricultural- 5 Acre Minimum (R-A-5)

**J. Proposed Zoning, if any:** N/A

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



### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

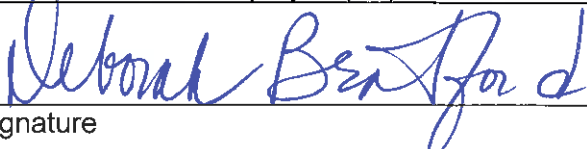
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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



Signature

November 28, 2016

Date



Printed Name

For Steven Weiss, AICP, Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. However, the proposed project area is not visible from Interstate 15; therefore no impact will occur.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County and is characterized by rock outcroppings, scrub oaks and natural scenery characteristic of this area of Riverside County. Development surrounding the area is scattered and can be characterized by rural and estate type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The proposed project site has already been graded per Building & Grading Permit No. 041161. Clearance of the proposed pad site has created a disturbance of the natural scenery; however with the incorporated conditions of approval and compliance with the Riverside Oak Tree Management Guidelines a less than significant impact will occur regarding the aesthetic value of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is located approximately 30.21 miles from the Mt. Palomar Observatory and is located in Zone B. The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet of the Final Map that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions (COA 50.PLANNING 23). This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No mitigation required

Monitoring: No monitoring required.

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**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?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The approval of the Parcel Map itself will not result the creation of a new light source impacting the nighttime views or adjacent neighbors. However, ultimate development of the site will allow for the construction of 4 residential structures. The proposed residential land use will necessitate the installation of outdoor lighting. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

---

**AGRICULTURE & FOREST RESOURCES** Would the project

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, and Project Application Materials.

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project site does not have a farmland designation. Thus, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impact will occur regarding this issue area.

b-c) According to RCLIS (GIS database), the proposed project is surrounded by property zoned as Residential Agricultural (R-A-5). The County zoning ordinance, Ordinance No. 348, defines the County's "Agricultural Zone[s]" as Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture Dairy (A-D), Citrus/Vineyard (C/V), Wine Country-Winery (WC-W), Wine Country-Winery Existing (WC-WE), and Wine Country-Equestrian (WC-E). The Residential Agriculture zoning classification is therefore not an agricultural zone under the County's definition. Therefore, there are no properties surrounding the project site that are zoned primarily for agricultural purposes. It is also not located in close proximity to any agricultural preserves, thus the project site is not subject to a Williamson Act (agricultural preserve) Contract or other agricultural preserve, and no impact will occur.

d) The ultimate development of the project site will be for residential development, which could encourage the addition of more residential development within the vicinity. The project site and surrounding properties are designated as "Other Lands" and is not considered Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Although, the zoning and land use designation allows for some light agricultural uses the proposed project would not result in the conversion of Farmland to a non-agricultural use. Therefore, less than significant impacts would occur.

Mitigation: No mitigation required.

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

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Figure OS-3 "Parks, Forests and Recreation Areas," GIS database and Project Application Materials, Public Resources Code Section 12220(g). Government Code Section 51104(g)

Findings of Fact:

a) As defined in the Public Resources Code, forest land is land that can support 10% native tree cover of any species, under natural conditions that allows for the management of one or more forest resources such as timber, aesthetics, fish and wildlife, biodiversity, water quality and other public benefits. Timberland is defined as trees of any species maintained for eventual harvest for forest product purposes whether planted or of natural growth. Timber land does include Christmas tree farms but does not include nursery stock. Characteristics of the project site include a varied topography with areas of steep slopes and rock outcroppings. Natural vegetation includes chaparral and several oak trees. The project site does not fall under the definition of forest land or timberland nor conflict with the zoning or result in the rezoning of forest land, timberland or a timberland zoned Timberland Production. Therefore, no impact will occur in regards to this issue area.

b-c) The proposed project is to allow for the subdivision of 21.23 acre lot into four lots with a minimum lot size of 5 acres. The project site's land use designation and zoning allows for rural residential uses and no forest land as defined by the Public Resource code exists on the project site. Therefore the proposed project would not result in the conversion of forest land into a non-forest use, no impacts will occur.

Mitigation: No mitigation required.

Monitoring: No mitigation required.

**AIR QUALITY** Would the project

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<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
substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
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: SCAQMD CEQA Air Quality Handbook, Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, April 2008.

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a 4-lot residential subdivision which is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation due to the limited scope of the project and the amount of vehicle trips generated will be less than 100 peak hour trips. Thus, less than significant impacts are anticipated to occur

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is a four-lot residential subdivision and is therefore not considered a *significant project*.

Based on the consistency analysis presented above, the proposed project is not anticipated to conflict with the AQMP. Therefore, less than significant impacts will occur.

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 fine particulate matter standards, and federal and state particulate matter standards. The project proposes a 4-lot residential subdivision. Development of the project site will involve earth moving activities and construction of new facilities; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, 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, and/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 industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed project is a 4-lot residential subdivision that could ultimately be built to residential uses. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is a four-lot residential subdivision that does not include any of the above uses. No impact will occur.

Mitigation: No Mitigation required.

Monitoring: No Monitoring required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: Source: WRCMSHCP Consistency Analysis prepared by Principe and Associates (September 10, 2013), WRCMSHCP

Findings of Fact:

a) According to the WRCMSHCP Consistency Analysis prepared by Principe and Associates dated September 10, 2013, no natural watercourses supporting riparian vegetation and habitat are present on the project site. In addition, no other kinds of naturally-occurring seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are present on the site (i.e., wetlands, vernal pools or swales vernal pool-like ephemeral ponds stock ponds or other human modified depressions such as tire ruts, etc.). Therefore, the proposed project is consistent with Section 6.1.2 (Protection of Species Associated with Riparian/Riverine areas and Vernal Pools) of the WRCMSHCP.

The proposed project site is located within Narrow Endemic Plant Species Survey Area 9. Habitat assessments were conducted for the six Narrow Endemic Plant Species listed from this survey area including the many-stemmed dudleya (*Dudleya tmicauulis*), California Orcutt grass (*Orcuttia californica*), spreading navarretia (*Navarretia fossalis*), San Miguel savory (*Satureja chandleri*), Hammitt clay-cress (*Sibaropsis hammittii*), and Wrights trichocoronis (*Trichocoronis wrightii* var. *wrightii*). The proposed project site does not provide required growing habitats for the six Narrow Endemic Plant Species. Thus, the proposed project is consistent with Section 6.1.3 (Protection of Narrow Endemic Plant Species) of the WRCMSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project site is not located within 1,000 feet of a Criteria Cell. The closest WRCMSHCP Criteria Area is Cell 6963 of Cell Group O of the Tenaja Corridor Sub Unit of the Southwest Area Plan. Conservation within the northern 30-40 percent of Cell Group O will contribute to the assembly of Proposed Linkage 9 (Tenaja Corridor). Proposed Linkage 9 is located approximately one mile south of the project site. Therefore, the proposed project site is not subject to Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting urban runoff toxics and domestic predators. The proposed project is consistent with Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface) of the WRCMSHCP.

The proposed project site is located within Amphibian Species Survey Area 2. Therefore, a Habitat Assessment for the California red legged frog was conducted. The results of the Habitat Assessment revealed that the site does not provide required habitat for the California red legged frog. The proposed project site is not located in an area where additional surveys are required for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. The proposed project is consistent with Section 6.3.2 (6.3.2 Additional Survey Needs and Procedures) of the WRCMSHCP and will therefore result in a less than significant impact.

b-c) The proposed project site is located within WRCMSHCP Amphibian Species Survey Area 2. Therefore, a Habitat Assessment was conducted for the California red legged frog. This species is a California Species of Special Concern, a California Protected Species, and a Federal Threatened Species. The results of the Habitat Assessment revealed that the site does not provide required habitat for the California red legged frog.

The proposed project site is located within Narrow Endemic Plant Species Survey Area 9. Habitat assessments were conducted for the six Narrow Endemic Plant Species listed from this survey area including the many-stemmed dudleya (*Dudleya tmicaulis*), California Orcutt grass (*Orcuttia californica*), spreading navarretia (*Navarretia fossalis*), San Miguel savory (*Satureja chandleri*), Hammitt clay-cress (*Sibaropsis hammittii*), and Wrights trichocoronis (*Trichocoronis wrightii* var. *wrightii*). California Orcutt grass is a Federal and State listed Endangered Species. Spreading navarretia is a Federally listed Threatened Species. The proposed project site does not provide required growing habitats for the six Narrow Endemic Plant Species. The proposed project will not have a substantial adverse effect on any endangered threatened, candidate, sensitive, or special status species. No impacts will occur.

d) The proposed project site is not located within 1,000 feet of a Criteria Cell. The closest WRCMSHCP Criteria Area is Cell 6963 of Cell Group O of the Tenaja Corridor Sub Unit of the Southwest Area Plan. Conservation within the northern 30-40 percent of Cell Group O will contribute to the assembly of Proposed Linkage 9 (Tenaja Corridor). Proposed Linkage 9 is located approximately one mile south of the project site. Therefore, the proposed project site is not subject to Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting urban runoff toxics and domestic predators. The proposed project is consistent with Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface) of the WRCMSHCP.

However, there are trees and chaparral present on the site that supports suitable habitat for migratory birds protected under the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under Fish and Game Code Section 3503. To ensure protection of any possible nesting bird habitat the County requires that the removal of any vegetation is conducted outside of the avian nesting season (February 1<sup>st</sup> – August 31<sup>st</sup>). If vegetation has to be cleared during the nesting season a pre-construction nesting bird survey would be required prior to the issuance of a grading permit. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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60. EPD.1). Impacts will be less than significant with adherence to project Conditions of Approval. Impacts related to the movement of wildlife species will be less than significant with adherence to project Conditions of Approval.

e-f) According to the WRCMSHCP Consistency Analysis prepared by Principe and Associates dated September 10, 2013, no natural watercourses supporting riparian vegetation and habitat are present on the project site. In addition, no other kinds of naturally-occurring seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are present on the site (i.e., wetlands, vernal pools or swales vernal pool-like ephemeral ponds stock ponds or other human modified depressions such as tire ruts, etc.). Thus, the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community or have a substantial adverse effect on federally protected wetlands. No impacts will occur.

g) Seven coast live oak trees (*Quercus agrifolia*) are scattered through the undifferentiated Chaparral/Mixed Chaparral plant community. They range in size from six inches diameter at breast height (DBH) to 36 inches DBH. Five of the coast live oak trees are located outside of the proposed project footprint. The proposed project has been designed to avoid impacting the 36-inch DBH coast live oak tree located on Parcel 2. Manufactured fill slopes will not extend within the 10-foot protected zone of that individual oak tree. In addition, on-slope retaining structures will be placed at the toes of slopes to protect the root system of that individual oak tree by preserving the natural grade within the protected zone. One six-inch DBH coast live oak tree may be lost if the primary pad location on Parcel 4 is selected for development by the future owner rather than the larger pad. The loss of this small tree will be replaced by new coast live oak saplings planted on the same parcel. The project is conditioned prior to the issuance of a grading permit that the grading plan shall delineate which existing native trees are to be preserved and trees not identified for preservation will be replaced with specimen trees as approved by the Planning Director. Replacement trees will be noted on the approved landscape plan. A landscape plan will be provided when development plans are submitted for the construction of residential structures. (COA 60.EPD.2 and COA 60.EPD.3). Impacts related to local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance will be less than significant with adherence to project Conditions of Approval.

Mitigation: No mitigation required

Monitoring: No monitoring required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Source: On-site Inspection, Project Application Materials; PDA04627r1; Keller 2016- An Updated Phase I Cultural Resources Assessment Of Tentative Parcel Map 30513, APN 932-370-032, +/-21.23 Acres Of Land In Murrieta, Riverside County, California.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Jean Keller Ph.D., 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.

b) Based upon analysis of records and a survey of the property by Jean Keller Ph.D., 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. Therefore, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Source: On-site Inspection, Project Application Materials; PDA04627r1 (Keller; 2016) An Updated Phase I Cultural Resources Assessment Of Tentative Parcel Map 30513, APN 932-370-032, +/-21.23 Acres Of Land In Murrieta, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and an archaeological study of the property by Jean Keller Ph. D., it has been determined that there will likely be no impacts to archaeological resources as defined in California Code of Regulations, title 14, section 15064.5, because there were no archaeological resources identified during the 2009 survey of the project site. Due to dense vegetation and low visibility of the project area, an archaeologist and Tribal Monitor will be present 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 (COA 60 PLANNING.22) and pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property by Jean Keller Ph. D, it has been determined that there will likely be no impacts to significant archaeological resources as defined in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Code of Regulations, Section 15064.5 because the 2009 survey of the project site did not identify the presence of any archaeological resources 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 historical resources.

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 are expected to 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, and is also considered a standard Condition of Approval. (COA.70 PLANNING. 3) As such, pursuant to CEQA, it is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records including a Sacred Lands File Search conducted by the Native American Heritage Commission with negative results, and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. No impact will occur.

e) Notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Pechanga, Soboba and Cahuilla. Soboba and Cahuilla did not identify any Tribal Cultural Resources within the project area. The Pechanga Band of Luiseño Indians, using their tribal expertise, has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Also, based on their tribal cultural values and information provided, Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Landscapes are not limited to only physical resources, but may also incorporate resources of an intangible nature which contribute to the overall significance of the cultural landscape. However, the Pechanga agreed that, with the following standard conditions of approval (COA 60. PLANNING.3 and 23), the project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074:

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**10. Paleontological Resources**

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the County's General Plan, this site has been mapped as having a "low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development Conditional of Approvals shall be complied with to ensure less than significant impacts will occur during project implementation. (COA 10.PLANNING 18.)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Riverside County Geologic Report 2342.

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. However, the project site as with the entire Southern California region is subject to secondary effects from earthquakes. According to the Riverside County Geologic Report 2342 the subject site is not located within an Alquist-Priolo Earthquake Fault zone. Figure S-1, *Mapped Faulting in Riverside County* does not indicate any faults traversing the project area. Although the project area would be subject to seismic ground shaking due to earthquakes, when construction is proposed California Building Code requirements pertaining to new 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. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>12. Liquefaction Potential Zone</b>	<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
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County of Riverside Geologic Report 2342.

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report 2342 the proposed project site has been identified as having no potential for liquefaction, therefore there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?




Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," County Geology Report No. 2342.

Findings of Fact:

a) With the incorporation of the California Building Code requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Landslide Risk**

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





Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and Geotechnical 1.5:1 Cut Slope Evaluation and Review for Tentative Parcel Map 30513, prepared by LGC Geo-Environmental, Inc., 01/18/16

Findings of Fact:

a) The proposed project site is located in an area characterized with slopes in the 15% and greater range. The report prepared by LGC Geo-Environmental Inc., stated that landslides or surface failures were not observed at or directly adjacent to the site. In addition, conditions of approval as they

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pertain to grading and site development will be in conformance with all applicable codes and ordinances. Therefore, a less than significant impact relative to landslide risk will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**15. Ground Subsidence**

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project site is not located in an identified subsidence area, therefore less than significant impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, Riverside County General Plan, Google Earth.

Findings of Fact:

a) The Pacific Ocean is located approximately 20+ miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. Steep hillsides subject to mudflow and no volcanoes are located on or near the site. The nearest large body of surface water is Lake Elsinore, located approximately 8+ miles north of the Project site. Therefore, less than significant impacts associated with seiches, mudflows, and/or volcanic hazards would occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**17. Slopes**

a) Change topography or ground surface relief features?

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c.) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials and Geology Report 2342.

Findings of Fact:

a) The proposed Project is for the subdivision of a 21.23 acre lots into 4 lots with 5 acre minimum lot size. Ultimate development of the site would change the topography or ground surface relief features. However, because the proposed project site is located within the Santa Rosa Plateau/De Luz Policy Area future development must be designed in accordance with the area's rural character and limits on grading to ensure the maintenance of the natural terrain. The applicant is proposing balanced earthwork and will not be creating slopes with a ratio greater than 2:1. Additionally, the incorporation of conditions of approval and Best Management Practices would ensure that there would be a less than significant impact related to the proposed grading activities.

b) The Slope Evaluation submitted to the County regarding the stability of the proposed project site was reviewed and approved by the County's Geologist. The slope ratios of the site will generally be 2:1 except for one 1.5:1 slope which is proposed along the east side of the private driveway "A" as shown on the proposed Parcel Map. The evaluation considered this slope to be grossly and superficially stable from a geotechnical engineering standpoint provided recommendations presented in the report and conditions of approval are implemented. Therefore, the impact is considered less than significant.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, Geology Report 2342.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) Impacts will be less than significant.

b) The proposed project site is not located on expansive soil, therefore no impacts will occur.

c) The proposed project is for the subdivision of a 21.23 acre site into four (4) five acre lots. However, future development for the project area will include on-site septic. To ensure that the project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that prior to the issuance of building permits a soils percolation report shall be prepared in accordance with the Department of Environmental Health Technical Guidance Manual for each parcel. In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

19. Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<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 and Project Application Materials,

Findings of Fact:

a) Implementation of the Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site or into natural watercourses. Impacts will be less than significant.

b) The potential for on-site water erosion will increase due to grading and excavating activities during the construction phase. However, the National Pollutant Discharge Elimination System (NPDES) requires that construction activities which disturbs 1 acre of land or more are required to provide a Storm Water Prevention Plan (SWPPP) and year round Best Management Practices (BMP's) which are required to be maintained and in place for all areas that have been graded or disturbed. BMPs, such as the use of gravel bags and sediment filters during construction activity, must be implemented for maintaining water quality and reducing erosion. 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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Mitigation: No mitigation required.

Monitoring: No monitoring required.

**20. 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project 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 California Building Code (CBC). In addition because the project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. 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: Riverside County Climate Action Plan, December 2015

Findings of Fact:

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to allow for the subdivision of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21.23 acre lot into four lots with a minimum lot size of 5 acres. The proposed grading activity will be for the ultimate development of 4 single-family residences. As with the proposed grading, the type of small-scale residential development that could follow the proposed grading would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 checked="" type="checkbox"/>	<input 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: Project Application Materials, Riverside County General Plan Figure S-19 "Inventory of Facilities storing Hazardous Materials" and Google Earth, <http://www.airnav.com/airport/2cn3>

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the project will result in the construction of four (4) residential lots; the project will not introduce activities that will cause substantial hazard to the public. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed project is located in a very high fire hazard area it is imperative that the project includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur. .

d) The proposed project is not located within one quarter mile of an existing or proposed school. 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 required.

Monitoring: No monitoring required.

<b>23. Airports</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within the vicinity of any public airports . The proposed project will not result in any inconsistencies with an Airport Master Plan. Therefore, no impact will occur

b-c) According to RCLIS (GIS database), the proposed project is not located within the vicinity of any public airports; therefore the project will not be required to be reviewed by the Airport Land Use Commission. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Tenaja Valley Airport is located approximately two miles from the project site. Given the type of aircraft and the low volume of air traffic from this airport the proposed project less than significant safety hazards for people residing or working in the project area will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant. (COA 50.FIRE. 1, 2, 3, 4, 5, and 6)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input 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 Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Ultimate development will be for the construction of 4 single-family residences. All grading shall be subject to the conditions of approval to ensure that proposed drainage system will be consistent with the natural drainage pattern of the site and will not affect adjacent properties. Because the project will result in the soil disturbance of more than one acre it will be required under the California Construction General Permit (CGP) to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will protect storm water from pollutions as a result of project construction activities through the incorporation of Best Management Practices (BMP's) to minimize or eliminate the amount of surfaces runoff on and across property lines. Therefore, there will be a less than significant impact.

b) As stated above, when grading plans are submitted for the future residential development of the site, Best Management Practices (BMP's) will be required as a part the SWPPP to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. There would be a less than significant impact.

c) Ultimate development of the site will required review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore less than significant impacts will occur.

d) As indicated in Findings of Fact 25.b, the grading plan incorporates BMP's to minimize and eliminate any substantial surface on-site and across property lines. Therefore, the proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

e-f) As indicated in General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Therefore, there would be no impact.

g) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Ultimate development will be for the construction of 4 single-family residences. Because the development of the project site will result in the soil disturbance of more than one acre a SWPPP will be required and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) The project has been conditioned to develop a SWPPP in that ultimate development of the site will result in more than one acre of soil be disturbed. Standard conditions of approval will ensure that impacts from implementation of the proposed project will not result in the need for new or retrofitted stormwater treatment BMP's resulting in significant environmental effects (e.g. increased vector and odors). Therefore less than significant impacts would occur in regards to this issue area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
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 checked="" type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development will be for the construction of 4 single-family residences. With the incorporation of the conditions of approval and the SWPPP's BMP's development of the project site would not substantially alter the existing drainage pattern of the site or alter any course of a stream or river. Therefore, there will be a less than significant impact.

b) Ultimate development of the site will alter absorption rates and surface runoff from what currently exists in that the site is currently comprised of vacant land. Development of the project site is consistent with the General Plan and Zoning Ordinance which allows for residential development to occur at the density proposed. With the requirement of the SWPPP and incorporation of BMP's, compliance with development standards and conditions of approval, impacts associated with this issue area will be less than significant.

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

d) The proposed project will not change the amount of surface water in any water body, in that the closest body of water is Lake Elsinore approximately 8 miles from the project site. No impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

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

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

Source: Riverside County General Plan, GIS database, Project Application Materials and Geology Report 2342

Findings of Fact:

a) The proposed project is for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. The land use designation for this area is Community Development: Rural Mountainous - 10 acre lot minimum. The project site is located in the Southwest Area Plan within the Santa Rosa Plateau/De Luz Policy Area which requires compliance with the following Southwest Area Plan (SWAP) Policy:

*SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:*

*a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.*

*Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.*

Consistency with this policy was met with the review and approval of the Geology and Slope Stability Reports which stated that the project site is not located in an area subject to slope instability and there is sufficient area with slopes less than 25% for the proposed on-site disposal system. . The project site is surrounded by property that is zoned R-A-5 and will be consistent with the development pattern of the area and will not result in a substantial alteration of the present or planned land use of this area. Impacts will be less than significant impact.

b) According to RCLIS (GIS database), the proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>28. Planning</b>				
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 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, Staff review, GIS database

Findings of Fact:

a) The Project site has a zoning classification of Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed project is consistent with the zoning requirements and no impacts related to zoning will occur.

b) The Project is surrounded by properties with a zoning classification of Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south east, and west of the project site. The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development will be for the construction of 4 single-family residences and is compatible with the existing surrounding zoning. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Project site is surrounded by properties with a land use designation of Rural Mountainous (R: RM) (10 Acre Minimum). Future development of 4 single-family residences on 5 acre lots will be compatible with existing and future land uses in the area. The proposed Project will have no impact.
- d) The Project site has a land use designation of Rural Mountainous (R: RM) (10 Acre Minimum) and is located within the Santa Rosa Plateau/De Luz policy area of the Southwest Area Plan. Residential parcels as small as five acres may be established through the parcel map process provided that Southwest Area Plan Policy 5.1 (a) and (b) are met. As stated in 27 (a) above the proposed project is in compliance with these policies. Therefore, it can be determined that the proposed Project is consistent with the land use designation and applicable policies of the General Plan. No impact will occur.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<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 Figure OS-6 "Mineral Resources Zones", David Jones, County of Riverside, Chief Engineering Geologist.

Findings of Fact:

- a-b) The project site is in an area shown on the Riverside General Plan Mineral Resources Zones Map as in an Unstudied Zone, (No MRZ designation is issued). The proposed development of the project site would not result in the loss of availability of a known mineral resource. Therefore, no impact would occur.
- c) The proposed project site is not located adjacent to an area designated as a Mineral Resources Zone or to an existing surface mine. Therefore, no impact will occur.
- d) The project site is not located adjacent to or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

Monitoring: No monitoring required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth, <http://www.airnav.com/airport/2cn3>

Findings of Fact:

a) Based on the County of Riverside General Plan Airport Locations Map, the proposed Project site is not located within an airport land use plan or within two miles of a public airport. Therefore, no impact will occur.

b) The privately owned Tenaja Valley Airport is located approximately two miles from the project site. The unpaved runway length is 1,400 feet allowing for smaller aircraft such as single engine piston or high performance turboprop. Given the type of aircraft and the low volume of air traffic from this airport less than significant impacts would occur in regarding to exposing people to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

According to RCLIS (GIS database), the proposed project is not located in proximity to a railroad therefore there will be no impact in regards to railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

According to RCLIS (GIS database), the proposed project is not located in proximity to a highway therefore there will be no impact in regards to highway noise

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database, Riverside County Ordinance No.847, Regulating Noise.

Findings of Fact:

The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development on the site will be comprised of the construction of 4 single family residences Short-term, construction-related noise impacts will occur during project grading. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. .. Therefore impacts will be less than significant.

Mitigation: No mitigation required

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials and Riverside County Ordinance No. 847, Regulating Noise.

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development will result in the construction of 4 single-family residences. Construction activity will temporarily raise ambient noise levels in the area which currently exist without the project. However, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because the project proposes residential land uses which are similar in noise character to existing surrounding uses. Grading activities will be regulated by the County Noise Ordinance. Therefore, this impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the site will create short term increases in ambient noise levels in the project vicinity during construction activities. However, as discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences which will limit impacts to less sensitive periods of the day for noise. This is a standard requirement and is, therefore not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the site will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal 45db(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the site will result in short-term grading activities that may cause a minor degree of ground-borne vibration within the Project site. It is unlikely that other persons

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the vicinity would be exposed to any ground-borne vibration resulting from the proposed grading activities. Therefore, there will be a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed project is presently a vacant site and will not result in the displacement of any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) As purposed the project is for the subdivision of a 21.23 acre site into four (4) 5 acre parcels. Ultimate development will result in the construction of 4 single-family residences. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The proposed project is for the subdivision of a 21.23 acre site. The project site is comprised of vacant land, no structures exist on site. Therefore the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not cumulatively exceed official regional or local population projections in that ultimate development on site will allow for the construction of 4 single family residences. . The project will have no impact.

f) Development of the project site will ultimately result in the construction of 4 single family residences. A private road will be provided onsite but no extensions of existing public roads are required as a condition of approval. ). Therefore, less than significant impacts will occur regarding the potential of inducing population growth into the area.

Mitigation: No mitigation required

Monitoring: No monitoring required

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element and Riverside County Fire Department website, accessed 06/14/16, and email dated 11/21/16 from Assistant Fire Marshal Steve Swarhout.

Findings of Fact:

The proposed project is served by Fire Station 75 located at 38900 Clinton Keith Road, approximately 9.3 miles from the project site. As stated in 24 (a) the project site is located in a very high fire hazard area and is within an SRA. The County contracts with Cal Fire for fire protection services. With the incorporation of Development Fees as required by County Ordinance No. 659 which 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 required.

Monitoring: No monitoring required.

**37. Sheriff Services**

Source: Riverside County General Plan and Riverside County Sheriff's Department website, accessed 06/14/16



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 will be serviced by the Riverside County Southwest Sheriff's station. Future development of the site will not result in 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 ensure there are no potential effects to sheriff services (COA 10.PLANNING.12). 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 required.

Monitoring: No monitoring required

**38. Schools**

Source: Murrieta Valley Unified School District and GIS database

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring required.

**40. Health Services**

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**RECREATION**

**41. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 4 single-family residences. The proposed project would not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 4 single-family residences. The residents of these homes would use existing neighborhood or regional parks or other recreation facilities. However, the small increase of users due to implementation of this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will not result in deterioration of existing recreational facilities. Therefore the project will have a less than significant impact.

c) The proposed project site is not located within Community Service Area. No impact will occur

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Riverside County General Plan Southwest Area Plan, Figure 8 "Area Plan Trails and Bikeway System and Comprehensive Project Review Meeting Agenda, August 16, 2007.

Findings of Fact:

The proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 4 single-family residences. Based on the County of Riverside Southwest Area Plan Figure 8 "Trails and Bikeway System" illustrates that regional and community trails are located within the vicinity of the site. However, at the Comprehensive Project Review Meeting on August 16, 2007 it was stated that there are no General Plan designated trails on the project site and no trails will be required. Therefore, no impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities. However, the proposed Project which will ultimately result in the construction of four (4) residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. Therefore, any impacts would be less than significant.

b) The proposed project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the project site. 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) Future development of the project site will not 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 nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the project site. The existing roadway providing access to the project is already 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. Therefore, no impact will occur.

f) Future development of the project site will not result in the need for new or altered maintenance of roads. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will ultimately allow for the construction of 4 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with construction hours of operation and the staging of equipment and vehicles will ensure less than significant impacts will occur.

h) With the incorporation of conditions of approval in terms of length of driveway, turnaround, slope, and gate width and opening, adequate emergency access onto and out of the project site will be ensured. Therefore, less than significant impacts will occur.

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. No impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Bike Trails**

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

Findings of Fact:

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

Mitigation: No mitigation required

Monitoring: No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review (COA 10. E Health 1), communication on 11/21/16 with Krisma Crowell from the Rancho California Water District.

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 proposed project is to allow for the subdivision of a 21.23 acre lot into four lots with a minimum lot size of 5 acres. Ultimate development of the site will result in the construction of 4 single family residences. As confirmed by Ms. Crowell from the Rancho California Water District the proposed project is within their district and water service will be available. Riverside County Department of Environmental Health has reviewed and conditionally approved this project. As proposed the project will not result in the construction of new water treatment facilities or expansions of existing facilities, the construction of which would cause significant environmental effect. Therefore, less than significant impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Sewer**

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, COA 10. E Health.4 & 5.

Findings of Fact:

a-b) The proposed project will result in the subdivision of 21.23 acres into four 5 acre parcels. The project site is located in a rural area and each lot will have a minimum of five acres. Each lot will be served by individual septic systems. The approximate septic drip field locations for each lot are depicted on Tentative Parcel Map No. 30513. Approximate septic drip field expansion areas are also depicted. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition the applicant will be required to ensure that all requirements to obtain potable water services are met with Rancho California Water District as well as all other applicable agencies as required by the Department of Environmental Health (COA: 10.E HEALTH.4). Impacts will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**47. Solid Waste**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

b) The proposed project 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 is required.

Monitoring: No monitoring is required.

**48. Utilities**

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

a) Electricity?	<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:

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Edison, The Gas Company, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**49. Energy Conservation**

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

Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No mitigation required

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. 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:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife popu-



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts would be less than significant.

<b>51.</b> 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate conditions of approval. Therefore, no cumulative impacts are anticipated to occur.

<b>52.</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:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**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: N/A

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

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

EA 2010.docx

PARCEL MAP Parcel Map #: PM30513

Parcel: 932-370-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. The project site is located northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 30513 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No.30513, Exhibit A, dated December 2015

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

PARCEL MAP Parcel Map #: PM30513

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10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST (cont.)                    RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 2                    MAP - GIN VARY INTRO                    RECOMMND

Grading permit no. BGR030808 and BGR041161 were previously issued for a single family residence, guest dwelling and barn, however, both permits did not receive a permit final and have been expired. The existing grading shown on Tentative Parcel Map No. 30513 shall be brought to code prior to the issuance of building permits. A rough and precise grade permit is required for each parcel of this subdivision.

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

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

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

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

Construction activities including but not limited to

11/21/16  
15:42

Riverside County LMS  
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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

MAP - EROS CNTRL PROTECT

RECOMMND

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

PARCEL MAP Parcel Map #: PM30513

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10. GENERAL CONDITIONS

10.BS GRADE. 8                   MAP - DUST CONTROL                   RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13                  MAP - SLOPE SETBACKS                   RECOMMND

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

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

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

10.BS GRADE. 20                  MAP - RETAINING WALLS                   RECOMMND

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

10.BS GRADE. 21                  MAP - MANUFACTURED SLOPES                  RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 21            MAP - MANUFACTURED SLOPES (cont.)            RECOMMND

tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22            MAP - FINISH GRADE            RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1            RCWD POTABLE WATER SERVICE            RECOMMND

All lots under Parcel Map 30513 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 2            ADDITIONAL PERC TESTING REQ'D            RECOMMND

A soils percolation report performed in accordance with the Department of Environmental Health (DEH) Technical Guidance Manual shall be required for each parcel under Parcel Map 30513 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10.E HEALTH. 3            OWTS/ATU PLANS & FLOOR PLANS            RECOMMND

The applicant shall submit to the Department of Environmental Health (DEH) at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale and showing the location of all applicable detail as required in the DEH Technical Guidance 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/ATU area may require further soils percolation testing and/or engineering.

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10. GENERAL CONDITIONS

10.E HEALTH. 3                   OWTS/ATU PLANS & FLOOR PLANS (cont.)                   RECOMMND

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.

10.E HEALTH. 4                   MAINTAIN ALL REQUIRED SETBACKS                   RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units shall maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Ordinances, Regulations and Standards.

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

10.E HEALTH. 5                   DEH SITE EVALUATION                   RECOMMND

A site evaluation shall be required for the proposed use of an Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or Assessors Parcel Number as well as ensure tthat 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.\*\*



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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

10.FIRE. 2                      MAP-#13-HYDRANT SPACING                      RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage and at the intersection of "A" st.& Avenda De Encanto. Minimum fire flow shall be 500 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Parcel Map 30513 is proposal to subdivide 21.23-acres into four residential lots in Rancho California Area. The project is located northerly of Escala Road, southerly of Calle Paramo, easterly of Avenida De Encanto, and westerly of Calle Huerto.

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

The District does not object to the proposal.

PLANNING DEPARTMENT

10.PLANNING. 2                      MAP - FEES FOR REVIEW                      RECOMMND

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

PARCEL MAP Parcel Map #: PM30513

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 6 MAP- PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees on the subject property identified for preservation on the TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 7 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

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

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

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

The fee shall be paid for each residential unit to be

PARCEL MAP Parcel Map #: PM30513

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10. GENERAL CONDITIONS

10.PLANNING. 11                   MAP - ORD 810 OPN SPACE FEE (cont.)                   RECOMMND

constructed within this land division.

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

10.PLANNING. 12                   MAP - ORD NO. 659 (DIF)                   RECOMMND

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

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

10.PLANNING. 13                   STKP- OFF-HIGHWAY VEHICLE USE                   RECOMMND

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

10.PLANNING. 14                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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## 10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO

RECOMMND

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

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

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

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO (cont.)

RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 19

MAP - GEO02342

RECOMMND

County Geologic Report (GEO) No. 2342, submitted for this project (PM30513) was prepared by LGC Inland Geotechnical Environmental Materials Testing and is entitled "Preliminary Geotechnical Investigation for the Proposed 4-Lot 21-Acre Residential Development Tentative Parcel map 30513, Located at the Northeast Corner of Calle Paramo and Avenida De Encanto in the Murrieta Area of Riverside County, California" dated January 29, 2010. In addition, LGC Inland Geotechnical Environmental Materials Testing prepared:

"Updated Preliminary Geotechnical Investigation, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California", dated February 7, 2014 and "Response to County Comments for the Proposed 4-Lot 21-Acre Residential Development Tentative Parcel map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California", dated June 5, 2015.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GEO02342 (cont.)

RECOMMND

These documents are herein incorporated in GEO02342.

GEO02342 concluded:

- 1.The subject site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Ground rupture due to active faulting is not likely to occur on site due to the absence of known active fault traces.
- 3.The potential for liquefaction to occur onsite is considered nil.
- 4.The potential for dynamic settlements to occur onsite is considered nil.
- 5.The potential for landsliding should be considered very low.
- 6.The potential of seiche and/or tsunami is considered to be nil.

GEO02342 recommended:

- 1.Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and Geotechnical Consultant.
- 2.Areas prepared to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 6 inches.

GEO No. 2342 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2342 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 20 MAP - GEO02342

RECOMMND

County Geologic Report (GEO) No. 2342, submitted for this project (PM30513) was prepared by LGC Inland Geotechnical Environmental Materials Testing and is entitled "Preliminary Geotechnical Investigation for the Proposed 4-Lot 21-Acre Residential Development Tentative Parcel map 30513, Located at the Northeast Corner of Calle Paramo and Avenida De Encanto in the Murrieta Area of Riverside

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10. GENERAL CONDITIONS

10. PLANNING. 20

MAP - GEO02342 (cont.)

RECOMMND

County, California" dated January 29, 2010. In addition, LGC Inland Geotechnical Environmental Materials Testing prepared:

"Updated Preliminary Geotechnical Investigation, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California", dated February 7, 2014 and "Response to County Comments for the Proposed 4-Lot 21-Acre Residential Development Tentative Parcel map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California", dated June 5, 2015.

These documents are herein incorporated in GEO02342.

GEO02342 concluded:

1. The subject site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Ground rupture due to active faulting is not likely to occur on site due to the absence of known active fault traces.
3. The potential for liquefaction to occur onsite is considered nil.
4. The potential for dynamic settlements to occur onsite is considered nil.
5. The potential for landsliding should be considered very low.
6. The potential of seiche and/or tsunami is considered to be nil.

GEO02342 recommended:

1. Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and Geotechnical Consultant.
2. Areas prepared to receive structural fill and/or other surface improvements should be scarified to a minimum depth of 6 inches.

GEO No. 2342 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2342 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other

PARCEL MAP Parcel Map #: PM30513

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10. GENERAL CONDITIONS

10.PLANNING. 20           MAP - GEO02342 (cont.) (cont.)           RECOMMND

building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 21           MAP - PDA04627R1 ACCEPTED           RECOMMND

County Archaeological Report (PDA) No 4627r1, submitted for this project (PM30513) was prepared by Jean Keller and is entitled, "An Updated Phase I Cultural Resources Assessment of Tentative Parcel Map 30513, APN 932-370-032, 21.23 acres of land in Murietta, Riverside County, California", dated April 2016.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 22           MAP - GEO02342 APPROVAL (2)           RECOMMND

County Geologic Report GEO No. 2342, submitted for the project Parcel Map (PM30513) was prepared by LGC Geo-Environmental, Inc. (LGC). The report is titled; "Preliminary Geotechnical Investigation for the Proposed 4-Lot , 21-Acre Residential Development, Tentative Parcel Map 30513, Located at the Northeast Corner of Calle Paramo and Avenida De Encanto in the Murrieta Area of Riverside County, California" dated January 29, 2010. In addition, LGC has submitted the following:

"Updated Preliminary Geotechnical Investigation, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California", dated February 7, 2014.

"Geotechnical 1.5:1 Cut Slope Evaluation and Review of the Revised Tentative Parcel Map for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Northeast Corner of Calle Paramo and Avenida De Encanto in the Murrieta Area, Riverside County, California," dated January 18, 2016.

"Response to County Comments Dated March 30, 2016, Geo No. 02342, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner



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## 10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02342 APPROVAL (2) (cont.)

RECOMMND

of Calle Paramo and Avenida De Encanto in the Murrieta Area, Riverside County, California," dated June 13, 2016. These documents are hereby incorporated into GEO02342 GEO02342 concluded:

- 1.The proposed maximum 22-foot high and 23-foot high, maximum 1.5:1 (h:v) cut and fill slopes, respectively, should be grossly and surficially stable, provided it exposes competent granitic bedrock.
- 2.Geologic hazards due to fault rupture are not known to be present at the subject site.
- 3.Since weathered bedrock will be removed during grading adverse effects on the proposed development resulting from groundwater are not anticipated.
- 4.In consideration of the grading, recommended overexcavations, proposed structures and improvements, and surface material types and their conditions, unfavorable ground subsidence is not anticipated.
- 5.The possibility of the site being affected by landsliding is not anticipated.

GEO02342 recommended:

- 1.Following overexcavation of unsuitable soils, a 15-foot wide fill key excavated into competent bedrock should be provided at the toe of fill and fill-over-cut slopes. The bottom of the fill keys should be tilted at 2 percent back into the slope.
- 2.Portions of proposed cut slopes may expose low density, undocumented artificial fill, topsoil, or very weathered bedrock or highly fractured bedrock, which would require stabilization by overexcavation and replacement with compacted fill.
- 3.During grading, precautions should be taken to ensure no grading practices undermine the stability of corestones that are to remain. A geologist should be onsite during rough grading to evaluate all slopes for the potential of rock fall hazards.

GEO No. 2342 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2342 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10. PLANNING. 23

MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10. PLANNING. 24

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

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10.TRANS. 1                    MAP - STD INTRO 3 (ORD 460/461) (cont.)                    RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 3                    MAP - TS/EXEMPT                    RECOMMND

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

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

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

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

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

10.TRANS. 6                    MAP - SUBMIT WQMP                    RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water

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10.TRANS. 6 MAP - SUBMIT WQMP (cont.)

RECOMMND

Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for urban runoff.

The WQMP addresses post-development water quality impacts from new developments and significant redevelopment projects within the priority development category. The WQMP website provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP requirements, applicants must prepare and submit a "Project-Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

10.TRANS. 7 MAP - WQMP MAINTENANCE ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity.

This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP-BMP MAINTENANCE & INSPECT

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

- OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

WASTE DEPARTMENT

10.WASTE. 1

MAP - HAZARDOUS MATERIALS

RECOMMND

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 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 the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3

MAP - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn

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10. GENERAL CONDITIONS

10.WASTE. 3                      MAP - LANDSCAPE PRACTICES (cont.)                      RECOMMND

clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP- EXPIRATION DATE                      RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                              MAP - ECS                              RECOMMND

Prior to map recordation all oak trees delineated on document entitled "Amendment #1 Tentative Parcel Map 30513," dated 09/03/2013 will be delineated on the Environmental Constraints Sheet (ECS). If the existing pad on Parcel 4 is utilized and the delineated 6 inch oak tree is to be removed two oak trees must be planted at an alternate site which shall be delineated on the ECS in an area that will be protected from development. The ECS shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD). The ECS map must be stamped by the County Surveyor with the following notes:

"All oak trees and their protected zones are not to be removed or disturbed"

"If existing pad on Parcel 4 is used and oak tree must be removed two oak trees must be planted at alternate location

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50. PRIOR TO MAP RECORDATION

50.EPD. 1                      MAP - ECS (cont.)                      RECOMMND

that will be protected from development"

FIRE DEPARTMENT

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

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

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

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

50.FIRE. 3                      MAP-#59-ECS-HYDR REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that standard fire hydrants (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage and at the intersection of "A" St. & Avenida De Encanto. or financial arrangements have been made to provide hydrants.

50.FIRE. 4                      MAP-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

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

A approved turnaround shall be provided at all building



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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                   MAP-#64-ECS-DRIVEWAY ACCESS (cont.)                   RECOMMND

sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 5                   MAP-#73-ECS-DRIVEWAY REQUIR                   RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will have a drive lane of at least 10 feet wide with 14 feet of horizontal clearance and 15 feet of vertical clearance. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6                   MAP-#67-ECS-GATE ENTRANCES                   RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1               MAP - PREPARE A FINAL MAP                   RECOMMND

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

50.PLANNING. 2               MAP- SURVEYOR CHECK LIST                   RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP- SURVEYOR CHECK LIST (cont.)                    RECOMMND

conformance with the approved TENTATIVE MAP relative to size and configuration.

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

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 Zone, and with the Riverside County General Plan.

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

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

50.PLANNING. 10                    MAP- OAK TREE ESMNT (1)                    RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.2 has been complied with.

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 14                    MAP - ECS SHALL BE PREPARED                    RECOMMND

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23                   MAP - ECS NOTE MT PALOMAR LIGH (cont.)                   RECOMMND

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

50.PLANNING. 24                   MAP- ECS AFFECTED LOTS                   RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:  
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. [This affects [Lot] [Parcels] No(s). \_\_\_\_] [This affects all [Parcels] [Lots]]"

SURVEY DEPARTMENT

50.SURVEY. 1                   MAP - EASEMENT                   RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1                   MAP - SUFFICIENT R-O-W                   RECOMMND

Private Road "A" is a reserved private street and shall provide for a 60 foot full-width private road easement. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for Parcel 1, Parcel 2, Parcel 4, and emergency vehicles.

50.TRANS. 2                   MAP - AGGREGATE/32'GRADED                   RECOMMND

Private Road "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width private road easement as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - IMPROVEMENTS 2                      RECOMMND

Avenida de Encanto along project boundary (privately maintained) shall be improved with 22 AC pavement with 30' graded section within a 60' full-width dedicated right-of-way per the approved improvement plan No. 946N (MS4054).

50.TRANS. 4                      MAP - STREET NAME SIGN                      RECOMMND

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

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

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

50.TRANS. 6                      MAP - IMP PLANS                      RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 7                      MAP - WQMP REQUIREMENT ON ECS                      RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project-specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7                    MAP - WQMP REQUIREMENT ON ECS (cont.)                    RECOMMND

Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 8                    MAP - SUBMIT PLANS                    RECOMMND

The project-specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

If the design of the individual lots (dwelling units, driveways, etc.) is unknown at the time the final map is ready to record (e.g. custom home development), the requirement of the Final WQMP may be deferred until grading permit issuance. Under this scenario each individual lot will be required to prepare its own WQMP and submitted separately to the Transportation Department for review and approval.

50.TRANS. 9                    MAP - CORNER CUT-BACK I                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP - NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

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.

60.BS GRADE. 2                    MAP - GRADING SECURITY                    RECOMMND

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

60.BS GRADE. 3                    MAP - IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP - GEOTECH/SOILS RPTS (cont.)                    RECOMMND

approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                    MAP - SLOPE STABIL'ITY ANLY                    RECOMMND

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).

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's 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.

60.BS GRADE. 8                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

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

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10                    MAP - RECORDED ESMT REQ'D                    RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage





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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15                    MAP - PROTECT DRIVEWAYS (cont.)                    RECOMMND

the issuance of a grading permit, the grading plan shall be designed to prevent street drainage from being directed towards the residential driveways.

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

The applicant/developer shall obtain a grading permit prior to constructing a private road.

EPD DEPARTMENT

60.EPD. 1                            EPD - NESTING BIRD SURVEYS                    RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) 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.

FIRE DEPARTMENT

60.FIRE. 1                            MAP-#004 FUEL MODIFICATION                    RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.

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60.FIRE. 1                      MAP-#004 FUEL MODIFICATION (cont.)                      RECOMMND

- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP- GRADING & BRUSHING AREA                      RECOMMND

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

60.PLANNING. 2                      MAP - OAK TREE PRESERVATION                      RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2            MAP - OAK TREE PRESERVATION (cont.) (cont.)    RECOMMND

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 3            MAP - BUILDING PAD GRADING                            RECOMMND

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

60.PLANNING. 3            MAP - CULT. RES. SEN. TRAIN.                            RECOMMND

Prior to ground disturbance, the Project archaeologist or an archaeologist working under the direction of the qualified archaeologist, along with a representative designated by the Tribe shall attend the pre-grading meeting with the construction manager and any contractors and will conduct a Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Tribe shall make themselves available to provide the training on an as-needed basis.

60.PLANNING. 4            MAP - HILLSIDE DEV. STANDARDS                            RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                   MAP - HILLSIDE DEV. STANDARDS (cont.)                   RECOMMND

Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 5                   MAP - SLOPE GRADING TECHNIQUES                   RECOMMND

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

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

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

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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

60.PLANNING. 6                   MAP- GRADING & BRUSHING AREA                   RECOMMND

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

60.PLANNING. 12                  MAP- IDENTIFY SPECIMEN TREES                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing native trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and

PARCEL MAP Parcel Map #: PM30513

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12            MAP- IDENTIFY SPECIMEN TREES (cont.)            RECOMMND

retained trees shall be noted on approved landscaping plans.

60.PLANNING. 16            MAP- OAK TREE EASMNT (2)            RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

60.PLANNING. 18            MAP - FEE BALANCE            RECOMMND

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

60.PLANNING. 19            MAP - GRADING PLAN REVIEW            RECOMMND

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

60.PLANNING. 22            MAP - ARCHAEOLOGIST/MONITOR            RECOMMND

Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified professional archaeologist to oversee monitoring of all ground-disturbing activities in an effort to identify any previously unidentified archaeological resources. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - ARCHAEOLOGIST/MONITOR (cont.)

RECOMMND

Project archaeologist or monitor working directly under the Project archaeologist, will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Tribal Monitor. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation which will be detailed in a Cultural Resources Monitoring Plan (CRMP) to be completed by the archaeologist, and approved by the County and sent to the Tribe for review prior to the start of grading. The CRMP will document the proposed methodology for unanticipated finds, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, as well as the customs and traditions of the Tribe.

60.PLANNING. 23 MAP - NATIVE MONITOR REQ.

RECOMMND

At least 30 days prior to the issuance of a grading permit, the Project Applicant shall contact a consulting Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Tribal Monitor, in consultation with the Project archaeologist will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23                    MAP - NATIVE MONITOR REQ. (cont.)                    RECOMMND

between the landowner and the Tribe, the details of which will be addressed in the Agreement.

TRANS DEPARTMENT

60.TRANS. 1                        MAP- SUBMIT GRADING PLAN                                    RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2                        MAP - SUBMIT FINAL WQMP                                    RECOMMND

A copy of the approved project-specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project-specific WQMP shall be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2                    MAP - PHASE IV CULTURAL                                    RECOMMND

A final archaeological report shall be prepared by the Project archaeologist and submitted to the County

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PHASE IV CULTURAL (cont.)

RECOMMND

Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe. 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.

70.PLANNING. 3 MAP - CURATION OF COLLECTIONS

RECOMMND

All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains will be curated according to the CRMP. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

PARCEL MAP Parcel Map #: PM30513

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1

USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

80.E HEALTH. 2

A2 - PERC TEST REQD

RECOMMND

A soils percolation report is required.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - OAK TREE MITIGATION

RECOMMND

Prior to building permit issuance EPD must conduct site visit to confirm the planting of mitigation oak trees. This condition will only be in effect if existing pad on Parcel 4 is utilized and 6 inch Oak Tree is removed or the oak tree's protected zone is impacted by development activities.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP- SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project-specific WQMP and that copies to the approved project-specific WQMP are made available for the future owners/occupants.

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

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

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

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

90.BS GRADE. 3            MAP - WQMP BMP INSPECTION            RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    MAP - WQMP BMP CERT REQ'D                    RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 5                    MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1                        MAP - FIRE SPRINKLER SYSTEM                    INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1                      MAP - WRCOG TUMF                      RECOMMND

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

90.TRANS. 2                      MAP - R & B B D                      RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District.

90.TRANS. 3                      MAP - BMP EDUCATION                      RECOMMND

The applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to the protection of stormwater quality to all initial residents. The applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

Please provide project number, number of units and location of the development. Note that there is a five-day minimum processing period requested for all orders. The applicant must provide to the Transportation Department's Plan Check Section a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 4                      MAP-BMP MAINTENANCE & INSPEC                      RECOMMND

Unless an alternate viable maintenance entity is established, the CC&Rs for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

- OR -



11/21/16  
15:42

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP-BMP MAINTENANCE & INSPEC (cont.)

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



January 18, 2016

Project No. G07-1884-25

**MR. G. ROSS ROSKAMP**  
4 Ritz Drive  
Dana Point, California 92629

**Subject:** *Geotechnical 1.5:1 Cut Slope Evaluation and Review of the Revised Tentative Parcel Map for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Northeast Corner of Calle Paramo and Avenida De Encanto in the Murrieta Area, Riverside County, California.*

**References:** *Updated Preliminary Geotechnical Investigation, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California, by LGC Geo-Environmental, Inc., dated February 7, 2014 (P.N. G071884-10).*

*Amendment #1 Tentative Parcel Map 30513, Riverside County, by CLE Engineering, Inc., dated December, 2015, scale: 1"=60'.*

## **1.0 Introduction**

### **1.1 Purpose and Scope of Services**

LGC Geo-Environmental, Inc. (LGC) is pleased to submit herewith our geotechnical 1.5:1 cut slope evaluation and review of the revised tentative parcel map for the proposed 4-lot residential development project, Tentative Parcel Map 30513, located at the southwest corner of Calle Paramo and Avenida de Encanto in the Murrieta area of Riverside County, California. This report presents the results of our field investigation, laboratory testing, slope stability analyses, conclusions, and recommendations pertaining to the proposed 1.5:1 horizontal:vertical (h:v) cut slope, in addition to up-to-date retaining wall recommendations on the subject property.

Our scope of services includes:

- Review of the referenced previous preliminary geotechnical and geologic reports for the site, in addition to readily available published topographic, geologic maps, aerial photographs, and pertinent documents regarding the anticipated geologic and geotechnical conditions at the site (Appendix A).
- Geologic observations and mapping of the existing surface conditions at the site.
- Geotechnical engineering and geologic analysis of the data with respect to the proposed 1.5:1 cut slopes and on-site retaining walls.
- Analysis of data to address current potential geologic issues associated with the proposed 1.5:1 cut slopes and on-site retaining walls.
- Preparation of this report presenting our findings, updated conclusions, and updated preliminary geotechnical design recommendations for the proposed 1.5:1 cut slopes and on-site retaining walls.

## **1.2 Proposed Construction and Grading**

The referenced 60-scale amended tentative parcel map indicates that the proposed development will consist of 4 residential building pads and associated roadways. Parcels 1 and 2 propose utilizing previously graded pads and a shared private driveway, per the referenced tentative parcel map; in addition Parcel 4 will require rough pad grading but will also utilize the private driveway. The existing pad for Parcel 3 is proposed to be expanded from approximately 7,500 square feet to 10,000 square feet and have a single private driveway with fire turnaround. Based on information provided to LGC, it is anticipated that the structures will be one-story to two-story, wood frame construction with concrete-floor slabs constructed on-grade. For this type of construction, relatively light to moderate loads are anticipated.

Proposed maximum cut and fill slopes will be approximately 22 and 23 feet, respectively, with slope ratios of 2:1 horizontal to vertical (h:v) or flatter generally. One 1.5:1 horizontal to vertical (h:v) cut slope is proposed along the east side of private driveway "A." Retaining walls of approximately 4 feet to 6 feet in height are also proposed.

## **1.3 Site Location and Description**

The subject site is located at the southwest corner of Calle Paramo and Avenida de Encanto in the Murrieta area of Riverside County, California. It should be noted that the referenced geotechnical report (Appendix) incorrectly stated the orientation of the site relative to the proximate streets on the title page and introduction letter of said report.

The property is currently vacant land along sloping/hilltop terrain. The site is covered with a dense growth of weeds and brush, rock outcrops, and several dirt access roads and cleared areas.

## **2.0 FIELD INVESTIGATION**

Subsurface exploration within the subject site was performed on January 11, 2016. A rubber tire backhoe was utilized to dig two (2) geotechnical trenches (TR-1 and TR-2) on proposed pads within Parcel 1 and 2 to depths of up to approximately 5.0 feet in order to evaluate the subsurface conditions. One (1) slope stability trench (SL-1) was excavated to a depth of approximately 6.3 feet in close proximity of the proposed slope face location in order to keep the in-situ soil conditions at the proposed slope face. Along with the excavation, bulk and in-situ ring samples were collected. All samples collected were placed in sealed containers and transported to our laboratory for testing. Visual descriptions of the test pit and slope stability logs are presented in Appendix A.

### **2.1 Laboratory Testing**

Maximum dry density/optimum moisture content and shear strength was determined for selected bulk samples of soil materials considered representative of those relative to the stability of the subject 1.5:1 (h:v) cut slope. A brief description of laboratory test criteria and a summary of test data are presented in Appendix C.

## **3.0 CONCLUSIONS AND RECOMMENDATIONS**

### **3.1 General**

Based on the results of our current geologic mapping, geologic and geotechnical engineering evaluations, along with our review of the referenced geotechnical report, published literature, and the referenced 60-scale amended tentative parcel map, it is our opinion that the subject site is still suitable for the proposed 4-lot residential development, provided that the recommendations presented herein and the applicable recommendations presented



in the referenced geotechnical report are utilized during the design, grading, and construction.

When actual grading plans for the site and foundation/structural plans for the proposed development are available, a comprehensive plan review should be performed by this firm. Depending on the results, additional recommendations may be necessary for geotechnical design parameters for both earthwork and foundations. Grading should be conducted in accordance with local codes, the recommendations within this report, and future plan reviews. It is also our opinion that the proposed construction and grading will not adversely impact the geologic stability of adjoining properties.

### **3.2 Slope Stability Analysis**

A slope stability analysis was performed on the highest proposed cut slope. The slope stability analysis was performed under static and pseudo-static conditions, and a summary of the slope stability analysis is presented in Appendix B. Static conditions that were modeled are meant to simulate the day-to-day functionality of the slope. This condition does not incorporate earthquake loading into the analysis. However, pseudo-static conditions attempt to model the slope when earthquake loads are imposed on the slope face. All pseudo-static conditions are modeled with an earthquake acceleration coefficient of 0.15g. A representative sample of bedrock material was collected and a direct shear test was performed in accordance with ASTM test method D3080 to determine shear strength properties. These properties were then used in the slope stability analysis. The laboratory testing results are summarized in Appendix B.

Based on our slope stability analysis, the proposed 1.5:1 (h:v) cut slope exhibited factors of safety of 2.37 under the static condition, and 1.74 under the pseudo-static (earthquake loading) condition. Therefore, the proposed 1.5:1 (h:v) cut slope is considered to be grossly and surficially stable from a geotechnical engineering standpoint, provided that the recommendations presented herein are implemented.

## **4.0 GEOLOGIC CONSIDERATIONS**

### **4.1 Proposed Slopes**

The proposed maximum 22-foot high and 23-foot high, maximum 1.5:1 (h:v) cut and fill slopes, respectively, as indicated on the referenced 60-scale amended tentative parcel map, should be grossly and surficially stable, provided it exposes competent granite bedrock.

Portions of proposed cut slopes could possibly expose low-density, undocumented artificial fill, topsoil, very weathered bedrock or highly fractured bedrock which would require stabilization by overexcavation and replacement with compacted fill.

### **4.2 Faulting**

Geologic hazards due to fault rupture are not known to be present at the subject site.

### **4.3 Groundwater**

Some seepage from perched groundwater conditions was noted in SL-1 within the weathered zone and directly above the minimally weathered bedrock. It is our opinion that this was caused by abundant rainfall shortly before our field investigation. Since the weathered bedrock will be removed during grading adverse effects on the proposed development resulting from groundwater are not anticipated. Subdrain systems should be placed in the bottom of any fills placed in any drainage courses, where specified by the project geologist, and behind any proposed retaining walls.

### **4.4 Subsidence**

In consideration of the anticipated grading, recommended overexcavations, proposed structures and improvements, and subsurface material types and their conditions, unfavorable ground subsidence is not



anticipated.

#### **4.5 Landsliding**

Landslides or surface failures were not observed at or directly adjacent to the site. As a result, the possibility of the site being affected by landsliding is not anticipated.

#### **4.6 Ground Rupture**

Ground rupture due to active faulting is not likely to occur on site due to the absence of known active fault traces. Cracking due to shaking from distant seismic events is not considered a significant hazard, although it is a possibility at any site.

#### **4.7 Tsunamis and Seiches**

Based on the elevation of the proposed development at the site with respect to sea level and its distance from large open bodies of water, the potential for seiches and/or tsunamis is considered to be negligible.

### **5.0 SITE EARTHWORK**

#### **5.1 Fill Slopes**

Following overexcavation of unsuitable soils, a 15-foot wide fill key excavated into competent bedrock should be provided at the toes of fill and fill-over-cut slopes. The bottom of the fill keys should be tilted at 2 percent back into the slope.

#### **5.2 Cut Slopes**

Portions of proposed cut slopes may expose low-density, undocumented artificial fill, topsoil, or very weathered bedrock or highly fractured bedrock, which would require stabilization by overexcavation and replacement with compacted fill.

#### **5.3 Temporary Stability of Excavations**

All excavations for the proposed development should be performed in accordance with current OSHA (Occupational Safety and Health Agency) regulations and those of other regulatory agencies, as appropriate.

Temporary excavations may be cut vertically up to five feet. Temporary stability should be evaluated on a case-by-case basis during construction. Surface water should be diverted away from the exposed cut, and not be allowed to pond on top of the excavations. Temporary cuts should not be left open for an extended period of time.

#### **5.4 Benching**

Where compacted fills are to be placed on natural slope surfaces inclining at 5:1 (h:v) or greater, the ground should be excavated to create a series of level benches, which are a minimum height of 4 feet, and excavated into competent materials.

#### **5.5 Fill Placement**

Fills should be placed in lifts no greater than 8 inches in uncompacted thickness, watered or air-dried as necessary to achieve a uniform moisture content of at least optimum moisture content and then compacted in place to relative compaction of 90 percent or more. Fills should be maintained in a relatively level condition. The laboratory maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with ASTM Test Method D1557. In general, oversized material larger than 12 inches in maximum dimension shall not be placed within any fills during grading.



## **5.6 Import Soils for Grading**

In the event import soils are needed to achieve final design grades, all potential import materials should be free of deleterious/oversize materials greater than 12 inches in diameter, very low in expansion, and approved by the project geotechnical consultant prior to commencement of delivery onsite.

## **6.0 SLOPE CONSTRUCTION**

### **6.1 Slope Stability**

Based on our review of the 60-scale Tentative Tract Map, cut slopes and fill slopes are proposed for development of the site. The maximum proposed cut slope and fill slope heights are approximately 22 feet and 23 feet respectively.

### **6.2 Cut Slope Stability**

Proposed cut slopes will be excavated in the granitic bedrock. The granitic bedrock observed in our exploratory trenches is generally hard to very hard with some fracturing and no orientation that is unfavorable. It is expected to be grossly and surficially stable; however, observations of individual cut slopes should be performed by the project engineering geologist during grading operations to confirm favorable-geologic structures of the exposed bedrock.

### **6.3 Fill Slope Construction**

Fill keys excavated into competent bedrock (as defined by an engineering geologist at the time of excavation) should be provided at the base of all fill slopes proposed on existing ground surfaces sloping at 5:1 (H:V) or steeper. The widths of the fill keys should equal one-half the slope height or 15 feet, whichever is greater. Similar fill keys should be excavated along the contact of proposed fill-over-cut slopes.

The finish surfaces of all fill slopes should be compacted to a minimum relative compaction of 90 percent. Site logistics permitting, final surface compaction should be achieved by overfilling the slopes during construction and then trimming the slopes back to the compacted inner core. As an alternative, surface compaction should be achieved by backrolling during construction to achieve at least 90 percent relative compaction within 6 to 8 inches of the finish surfaces. This initial backrolling should be performed at vertical intervals not exceeding 4 to 5 feet. Final surface compaction should then be achieved by rolling the slope surface with a cable-lowered sheepsfoot and then re-rolling with a grid roller. During final surface compaction, it is critical that the moisture content on the surface soils be maintained at optimum moisture content or slightly higher.

## **7.0 RETAINING WALLS**

### **7.1 Updated Lateral Earth Pressures and Retaining Wall Design Parameters**

Conventional foundations for retaining walls entirely within properly compacted fill or entirely within competent bedrock should be embedded at least 18 inches below lowest adjacent grade. At this depth, an allowable bearing capacity of 2,500 psf may be assumed for retaining walls founded in competent compacted fill.

The following lateral earth pressures are recommended for retaining walls that may be proposed up to 6 feet high and for dynamic conditions for retaining walls with heights ranging from greater than 6 feet up to 10 feet. The recommended lateral pressures for approved on-site soils (**with an expansion index of 20 or less and phi angle of internal friction of at least 32 degrees**) for level or sloping backfill are presented in Table 1. **Onsite fill soil with an expansion index of greater than 20 should not be used as backfill due to the expansive nature.** Onsite fill soil should be screened of rocks and other material over 3 inches in diameter.





**TABLE 1**  
**Lateral Earth Pressures**

CONDITIONS	EQUIVALENT FLUID WEIGHT (pcf)					
	Level Backfill (up to 6 feet)	Level Backfill-Dynamic (>6 feet to 10 feet)	2:1 Backfill Ascending (up to 6 feet)	2:1 Backfill Ascending -Dynamic (>6 feet to 10 feet)	1.5:1 Backfill Ascending (up to 6 feet)	1.5:1 Backfill Ascending -Dynamic (>6 feet to 10 feet)
Active	40	60	60	80	90	110
At-Rest	60	80	85	105	105	135
Passive	265	265	140	140	140	140

For sliding resistance, the friction coefficient of 0.35 may be used at the concrete and soil interface. Wall footings should be designed in accordance with structural considerations. The passive resistance value may be increased by one-third when considering loads of short duration such as wind or seismic loads.

Embedded structural walls should be designed for lateral earth pressures exerted on them. Restrained structural walls should be designed for at rest conditions. The magnitude of those pressures depends on the amount of deformation that the wall can yield under load. If the wall can yield enough to mobilize the full shear strength of the soil, it can be designed for "active" pressure. If the wall cannot yield under the applied load, the shear strength of the retained soil cannot be mobilized and the earth pressure will be higher. Such walls should be designed for "at-rest" conditions. If a structure moves toward the soils, the resulting resistance developed by the soil is the "passive" resistance.

**The equivalent fluid pressure values assume free-draining conditions and a soil expansion index of 20 or less.** If conditions other than those assumed above are anticipated, revised equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical engineer.

Surcharge loading effects from the adjacent structures should be evaluated by the geotechnical and structural engineers.

### **7.2 Footing Embedments**

The base of retaining wall footings constructed on level ground may be founded at a depth of 18 inches or more below the lowest adjacent final grade. Where retaining walls are proposed on or within 15 feet from the top of an adjacent descending fill slopes, the footings should be deepened such that a horizontal clearance of H/3 or more (one-third the slope height) is maintained between the outside bottom edges of the footings and the face of the slope but not to exceed 15 feet nor be less than 5 feet. The above recommended footing setbacks are preliminary and may be revised based on site specific soil conditions. Footing or pier excavations should be observed by the project geotechnical representative to document that the footing trenches have been excavated into competent bearing soils and to the embedments recommended above. These observations should be performed prior to placing forms or reinforcing steel.

### **7.3 Drainage**

Surcharge loading effects from the adjacent structures should be evaluated by the geotechnical and structural engineers. All retaining wall structures should be provided with appropriate drainage and appropriately waterproofed. The outlet pipe should be sloped to drain to a suitable outlet. It should be noted that that recommended subdrains does not provide protection against seepage through the face of the wall and/or efflorescence. If such seepage or efflorescence is undesirable, retaining walls should be waterproofed to reduce this potential.

Weep holes or open vertical masonry joints should be provided in retaining walls 3 feet or less in height to reduce the likelihood of entrapment of water in the backfill. Weep holes, if used, should be 3 inches or more in diameter and



provided at intervals of 6 feet or less along the wall. Open vertical masonry joints, if used, should be provided at 32-inch or less intervals. A continuous gravel fill, 12 inches by 12 inches, should be placed behind the weep holes or open masonry joints. The gravel should be wrapped in filter fabric to reduce infiltration of fines and subsequent clogging of the gravel. Filter fabric may consist of Mirafi 140N or equivalent.

In lieu of weep holes or open joints, for retaining walls less than 3 feet, a perforated pipe and gravel subdrain may be used. Perforated pipe should consist of 4-inch or more diameter PVC Schedule 40 or ABS SDR-35, with the perforations laid down. The pipe should be embedded in 1.5 cubic feet per foot of 0.75 or 1.5-inch open graded gravel wrapped in filter fabric. Filter fabric may consist of Mirafi 140N equivalent.

Retaining walls greater than 3 feet high should be provided with a continuous backdrain for the full height of the wall. This drain could consist of geosynthetic drainage composite, such as Miradrain 6000 or equivalent, or a permeable drain material, placed against the entire backside of the wall. If a permeable drain material is used, the backdrain should be 1 or more feet thick. Caltrans Class II permeable material or open graded gravel or crushed stone may be used as permeable drain material. If gravel or crushed stone is used, it should have less than 5 percent material passing the No. 200 sieve. The drain should be separated from the backfill with a geofabric. The upper 1-foot of the backdrain should be covered with compacted fill. A drainage pipe consisting of 4-inch diameter perforated pipe (described above) surrounded by 1 cubic foot per foot of gravel or crushed rock wrapped in a filter fabric should be provided along the back of the wall. The pipe should be placed with perforations down, sloped at 2 percent or more and discharge to an appropriate outlet through a solid pipe. The pipe should outlet away from structures and slopes. The outside portions of retaining walls supporting backfill should be coated with an approved waterproofing compound to inhibit infiltration of moisture through the walls.

#### **7.4 Temporary Excavations**

The retaining walls should be constructed and backfilled as soon as possible after backcut excavations are constructed. Prolonged exposure of backcut slopes may result in some localized slope instability. To facilitate retaining wall construction, the lower 5 feet of temporary slopes may be cut vertical and the upper portions exceeding a height of 5 feet should be cut back at a gradient of 1:1 (h:v) or flatter for the duration of construction. However, temporary slopes should be observed by the project geotechnical consultant for evidence of potential instability. Depending on the results of these observations, flatter slopes may be necessary. The potential effects of various parameters such as weather, heavy equipment travel, storage near the tops of the temporary excavations and construction scheduling should also be considered in the stability of temporary slopes. Water should not be permitted to drain away from the slope. Surcharges due to equipment, spoil piles, etc., should not be allowed within 10 feet of the top of the slope.

All excavations should be made in accordance with Cal/OSHA. Excavation safety is the sole responsibility of the contractor.

#### **7.5 Retaining Wall Backfill**

The retaining wall backfill soils (with an expansion index of 20 or less) should be placed in 6 to 8 inch loose lifts, watered or air-dried as necessary to achieve near optimum moisture conditions, and compacted to at least 90 percent relative density (based on ASTM Test Methods D2922 and D3017).

### **8.0 LIMITATIONS**

Our services were performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers and geologists practicing in this or similar localities. The professional opinions contained herein have been derived in accordance with current standards of practice. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report. The samples taken and submitted for laboratory testing, the observations made and the in-situ field testing performed are believed representative of the entire project; however, soil and geologic conditions can vary in characteristics between excavations, both laterally and vertically and may be different from our preliminary findings.

If this occurs, the changed conditions must be evaluated by the project geotechnical engineer and engineering





geologist and design(s) adjusted as required or alternate design(s) recommended.

This report is issued with the understanding that it is the responsibility of Mr. G. Ross Roskamp, or of his/her representative, to ensure that the information and recommendations contained herein are brought to the attention of the architect and/or project engineer and incorporated into the plans, and the necessary steps are taken to see that the contractor and/or subcontractor properly implements the recommendations in the field. The contractor and/or subcontractor should notify the owner if they consider any of the recommendations presented herein to be unsafe.

The conclusions and opinions contained in this report are based on the results of the described geotechnical evaluations and represent our professional judgment. The findings, conclusions and recommendations contained in this report are to be considered tentative only and subject to confirmation by the undersigned during the construction process. Without this confirmation, this report is to be considered incomplete and LGC or the undersigned professionals assume no responsibility for its use.

The conclusions and opinions contained in this report are valid up to a period of 2 years from the date of this report. Changes in the conditions of a property can and do occur with the passage of time, whether they be because of natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate codes or standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore if any of the above mentioned situations occur, an update of this report should be completed.

This report has not been prepared for use by parties or projects other than those named or designated above. It may not contain sufficient information for other parties or other purposes.

The opportunity to be of service is appreciated. Should you have any questions regarding the content of this report, or should you require additional information, please do not hesitate to contact this office at your earliest convenience.

**Closure**

It has been a pleasure to be of service to you on this project. Should you have any questions regarding the content of this report or should you require additional information or geotechnical services, please do not hesitate to contact this office at your earliest convenience.

Sincerely,

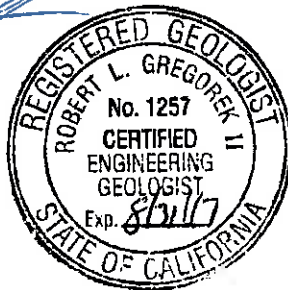
**LGC GEO-ENVIRONMENTAL, INC.**

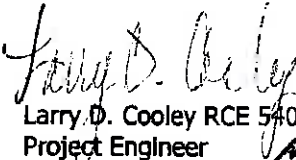
  
Robert L. Gregorek, II CEG 1257  
Certified Engineering Geologist

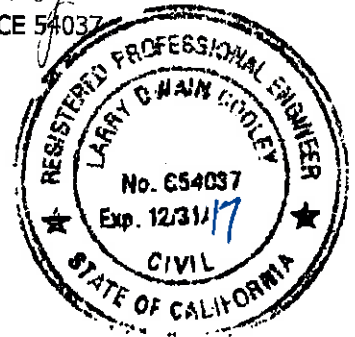
KRM/LDC/RLG

Distribution: (4) Addressee

Attachments: Appendix A – Test Pit and Slope Stability Logs (*Rear of Text*)  
Appendix B – Slope Stability Analysis and Results (*Rear of Text*)  
Appendix C – Laboratory Testing Procedures and Test Results (*Rear of Text*)  
Plate 1 – Geotechnical Map (*Rear of Text*)

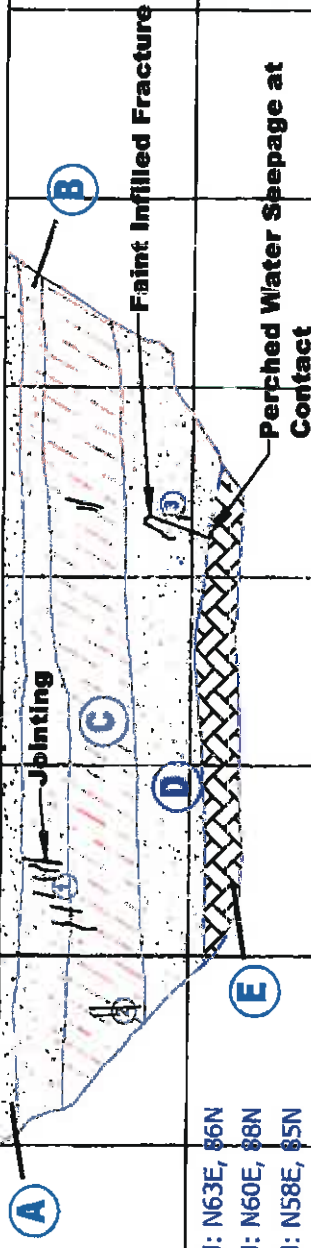



  
Larry D. Cooley RCE 54037  
Project Engineer



**APPENDIX A**

**TRENCH AND SLOPE STABILITY TRENCH LOGS**

Project Name: CALLE PARAMO		Logged by: KRM		LOG OF TEST TRENCH SL-1			
Project Number: G07-1884-25		Elevation: 2750		Engineering Properties			
Equipment: BACKHOE		Location/Grid: SEE PLATE 1		USCS	Sample No.	Moisture (%)	Dry Density (pcf)
Depth	Date: 1/11/16	Description:	Geologic Unit				
0-0.5'	A	TOPSOIL: Silty SAND/Sandy SILT; light to dark brown, dry to damp, loose to medium dense, fine to medium grained, poorly consolidated, roots & rootlets.		SM/ML	--	--	--
0.5'-2.0'	B	WEATHERED BEDROCK: MONZODIORITE GRANITICS: Dark brown/orange-brown, moist to wet, soft to moderately hard, highly weathered, slightly fractured, friable, oxidation staining on matrix.		SM/SC	--	--	--
2.0'-4.0'	C	@2.0'-4.0': Becoming poorly-graded grains with clay, damp to moist, moderately hard, very fine to coarse grained, intensely weathered to decomposed, trace of infilled fracturing.					
4.0'-5.3'	D	@4.0'-5.3': Clayey SAND/Sandy CLAY; light olivebrown-olive buff, damp to very moist, hard, very fine to fine grained, decomposed with some medium and very coarse grains, perched water seepage at lower contact, trace of infilled fracturing.		SC/CL	--	--	--
5.3'-6.3'	E	BEDROCK: MONZODIORITE GRANITICS: Salt and Pepper/orange-brown, dry to damp, hard to very hard, fine to very coarse grained, difficult digging.	Ksmg	--	--	--	--
<b>GRAPHICAL REPRESENTATION: EAST WALL</b>				<b>SURFACE SLOPE: LEVEL</b>		<b>TREND: N10W</b>	
							
①	@2.0': J: N63E, 86N						
②	@3.0': J: N60E, 88N						
③	@4.5': J: N58E, 85N						
							

Project Name: CALLE PARAMO			Logged by: KRM			LOG OF TEST TRENCH TR-1																	
Project Number: G07-1884-25			Elevation: 2715			Engineering Properties																	
Equipment: BACKHOE			Location/Grid: SEE PLATE 1			USCS																	
Depth	Date: 1/11/16	Description:	Geologic Unit	Sample No.	Moisture (%)	Dry Density (pcf)																	
0-1.5'	A	<b>ARTIFICIAL FILL:</b> Silty SAND; orange-brown/brown-orange, dry to damp, fine to very coarse grained, lifts visible in upper 0.5', slightly blocky in upper 0.5', trace of clay, roots.	Af	R1	8.2	112.7																	
1.5'-2.2'	B	<b>WEATHERED BEDROCK: MONZODIORITE GRANITICS;</b> Orange-brown/salt and pepper, dry, moderately hard, fine to very coarse grained, abundant oxidation staining, very weathered, trace of clay. @2.0', damp, hard, moderately weathered.		R2	6.4	117.6																	
2.2'-5.0'	C	<b>BEDROCK: MONZODIORITE GRANITICS;</b> Salt and pepper, dry, hard, fine to very coarse grained, slightly weathered, no visible fracturing, trace oxidation staining on matrix. @4.0', very hard.	Ksmg																				
GRAPHICAL REPRESENTATION: NORTH WALL			SCALE: 1" = 5'			SURFACE SLOPE: LEVEL																	



Project Name: CALLE PARAMO		Logged by: KRM		LOG OF TEST TRENCH TR-2			
Project Number: G07-1884-25		Elevation: 2695		Engineering Properties			
Equipment: BACKHOE		Location/Grid: SEE PLATE 1		USCS	Sample No.	Moisture (%)	Dry Density (pcf)
Depth	Date: 1/11/16	Description:	Geologic Unit				
0-1.4'		<p>A ARTIFICIAL FILL: Silty SAND; dark orange-brown, damp to moist, loose to medium dense, fine to very coarse grained, occasional 4'-8" granitic cobbles, trace of clay, roots.</p>	Af	SM	--	--	--
1.4'-4.8'		<p>B BEDROCK: MONZODIORITE GRANITICS; Orange-brown/salt and pepper, dry, hard, fine to very coarse grained, moderately weathered, moderate oxidation staining in matrix, difficult digging, occasional fracturing (infiltrated &amp; closed). @2.2', very hard. @4.6', slightly weathered.</p>	Kg		--	--	--
<b>GRAPHICAL REPRESENTATION: EAST WALL</b>				<b>SURFACE SLOPE: LEVEL</b>		<b>TREND: N20E</b>	
<p>① @2.0': J: N60E, 76S ② @4.0': J: N65W, 85N</p>							



**APPENDIX B**

**SLOPE STABILITY ANALYSIS AND RESULTS**

## **Appendix B**

### **Slope Stability Analysis and Results**

#### **1.0 Approach**

After a review of the referenced plans, the highest cut slope, considered to be the most critical cut slope, was evaluated by this firm on January 19, 2016. A slope stability analysis was conducted using the geotechnical program GSTABL7 with STEDwin (Version 2.002). The Modified Bishop's Method was used to analyze rotational failure modes. The slope face was modeled in GSTABL7 as per the proposed slope height to width ratio of 1.5:1 horizontal:vertical (h:v). Two separate conditions were modeled and evaluated in GSTABL7: a static condition in which there are no earthquake loads applied, and a pseudo-static condition in which earthquake loads are applied to the slope. A coefficient of horizontal acceleration of 0.15g was used for the pseudo-static stability analysis.

#### **2.0 Results**

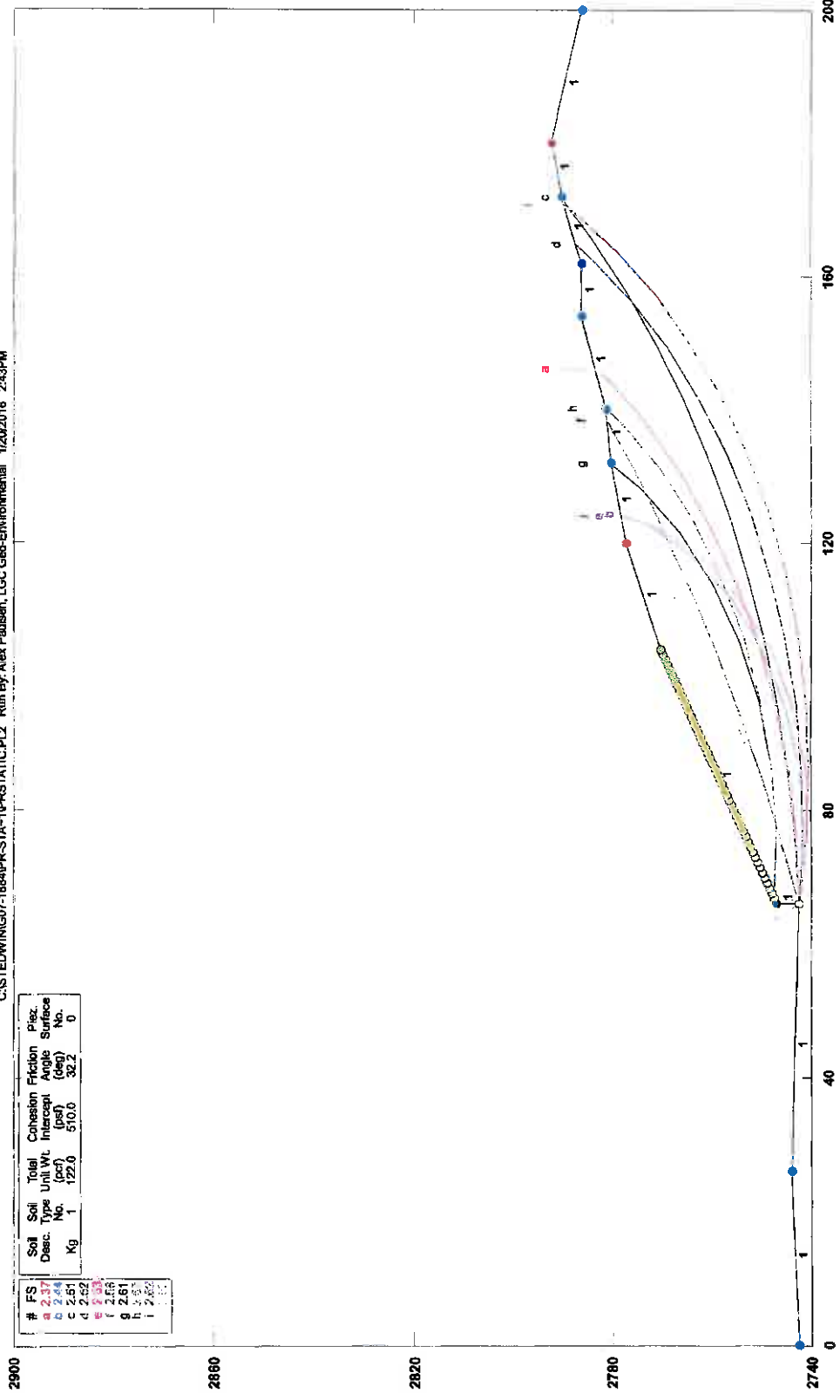
After the critical proposed cut slope was modeled in GSTABL7, the slope was evaluated under static and pseudo-static conditions. The static condition resulted in a factor of safety (F.S.) of 2.37. The pseudo-static condition resulted in a F.S. of 1.74.

#### **3.0 Presentation of Analysis and Conclusions**

A visual and textual summary of the slope stability analysis for both the static and pseudo-static conditions are presented in the following pages. In conclusion, the proposed cut slopes are considered stable from a geotechnical engineering standpoint. Special care must be taken to ensure all drainage requirements are met and that erosion over time of the slope face does not occur.

# G07-1884-10 Roskamp Proposed 1.5:1 Cut Slope - Static

C:\STEDWING07-1884PR-STA-1\PRSTAT1C.PL2 Run By: Alex Paulsen, LGC Geo-Environmental 1/20/2016 2:43PM



GSTABL7 v.2 FSmin=2.37  
Safety Factors Are Calculated By The Modified Bishop Method





\*\*\* GSTABL7 \*\*\*

\*\* GSTABL7 by Garry H. Gregory, P.E. \*\*

\*\* Original Version 1.0, January 1996; Current Version 2.002, December 2001 \*\*  
 (All Rights Reserved-Unauthorized Use Prohibited)

\*\*\*\*\*

SLOPE STABILITY ANALYSIS SYSTEM

Modified Bishop, Simplified Janbu, or GLE Method of Slices.  
 (Includes Spencer & Morgenstern-Price Type Analysis)  
 Including Pier/Pile, Reinforcement, Soil Nail, Tieback,  
 Nonlinear Undrained Shear Strength, Curved Phi Envelope,  
 Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water  
 Surfaces, Pseudo-Static Earthquake, and Applied Force Options.

\*\*\*\*\*

Analysis Run Date: 1/20/2016  
 Time of Run: 2:43PM  
 Run By: Alex Paulsen, LGC Geo-Environmental  
 Input Data Filename: C:\prstatic.  
 Output Filename: C:\prstatic.OUT  
 Unit System: English  
 Plotted Output Filename: C:\prstatic.PLT  
 PROBLEM DESCRIPTION: G07-1884-10 Roskamp  
 Proposed 1.5:1 Cut Slope - Static

BOUNDARY COORDINATES

12 Top Boundaries  
 12 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	2742.50	26.00	2744.00	1
2	26.00	2744.00	66.00	2742.50	1
3	66.00	2742.50	66.10	2747.00	1
4	66.10	2747.00	103.80	2770.00	1
5	103.80	2770.00	120.00	2777.00	1
6	120.00	2777.00	132.00	2780.00	1
7	132.00	2780.00	140.00	2781.00	1
8	140.00	2781.00	154.00	2786.00	1
9	154.00	2786.00	162.00	2786.00	1
10	162.00	2786.00	172.00	2790.00	1
11	172.00	2790.00	180.00	2792.00	1
12	180.00	2792.00	200.00	2786.00	1

User Specified Y-Origin = 2740.00(ft)

ISOTROPIC SOIL PARAMETERS

1 Type(s) of Soil

Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion (psf)	Friction Angle (deg)	Pore Pressure Param. (psf)	Pressure Constant (psf)	Piez. Surface No.
1	122.0	0.0	510.0	32.2	0.00	0.0	0

A Critical Failure Surface Searching Method, Using A Random  
 Technique For Generating Circular Surfaces, Has Been Specified.

500 Trial Surfaces Have Been Generated.

10 Surface(s) Initiate(s) From Each Of 50 Points Equally Spaced  
 Along The Ground Surface Between X = 66.00(ft)  
 and X = 104.00(ft)

Each Surface Terminates Between X = 120.00(ft)  
 and X = 180.00(ft)

Unless Further Limitations Were Imposed, The Minimum Elevation  
 At Which A Surface Extends Is Y = 2740.00(ft)

10.00(ft) Line Segments Define Each Trial Failure Surface.

Following Are Displayed The Ten Most Critical Of The Trial  
 Failure Surfaces Evaluated. They Are

Ordered - Most Critical First.

\* \* Safety Factors Are Calculated By The Modified Bishop Method \* \*

Total Number of Trial Surfaces Evaluated = 500

Statistical Data On All Valid FS Values:

FS Max = 46.263 FS Min = 2.373 FS Ave = 4.537

Standard Deviation = 2.575 Coefficient of Variation = 56.74 %

Failure Surface Specified By 11 Coordinate Points

Point X-Surf Y-Surf

No.	(ft)	(ft)
1	66.00	2742.52
2	75.99	2743.05
3	85.87	2744.57
4	95.55	2747.08
5	104.93	2750.53
6	113.93	2754.91
7	122.44	2760.16
8	130.38	2766.24
9	137.67	2773.08
10	144.25	2780.62
11	146.06	2783.16

Circle Center At X = 65.72 ; Y = 2842.52 ; and Radius = 100.00

Factor of Safety  
 \*\*\* 2.373 \*\*\*

Slice No.	Width (ft)	Weight (lbs)	Water		Tie		Earthquake		Surcharge Load (lbs)
			Force Top (lbs)	Force Bot (lbs)	Force Norm (lbs)	Force Tan (lbs)	Force Hor (lbs)	Force Ver (lbs)	
1	0.1	27.1	0.0	0.0	0.	0.	0.0	0.0	0.0
2	9.9	8716.1	0.0	0.0	0.	0.	0.0	0.0	0.0
3	9.9	14750.9	0.0	0.0	0.	0.	0.0	0.0	0.0
4	9.7	19121.7	0.0	0.0	0.	0.	0.0	0.0	0.0
5	8.2	19006.3	0.0	0.0	0.	0.	0.0	0.0	0.0
6	1.1	2758.1	0.0	0.0	0.	0.	0.0	0.0	0.0
7	9.0	21620.2	0.0	0.0	0.	0.	0.0	0.0	0.0
8	6.1	14006.1	0.0	0.0	0.	0.	0.0	0.0	0.0
9	2.4	5315.2	0.0	0.0	0.	0.	0.0	0.0	0.0
10	7.9	14919.3	0.0	0.0	0.	0.	0.0	0.0	0.0
11	1.6	2533.6	0.0	0.0	0.	0.	0.0	0.0	0.0
12	5.7	6872.9	0.0	0.0	0.	0.	0.0	0.0	0.0
13	2.3	1828.9	0.0	0.0	0.	0.	0.0	0.0	0.0
14	4.2	1853.3	0.0	0.0	0.	0.	0.0	0.0	0.0
15	1.8	209.9	0.0	0.0	0.	0.	0.0	0.0	0.0

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.94	2741.43
3	85.90	2742.35
4	95.47	2745.23
5	104.28	2749.96
6	111.97	2756.36
7	118.23	2764.16
8	122.81	2773.04
9	124.23	2778.06

Circle Center At X = 76.38 ; Y = 2791.35 ; and Radius = 49.91

Factor of Safety  
 \*\*\* 2.438 \*\*\*

Failure Surface Specified By 13 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.97	2743.26
3	85.88	2744.64
4	95.68	2746.64
5	105.33	2749.26
6	114.79	2752.50
7	124.03	2756.33
8	133.00	2760.74
9	141.68	2765.71
10	150.02	2771.23
11	157.99	2777.27
12	165.56	2783.80
13	171.80	2789.92

Circle Center At X = 59.39 ; Y = 2899.18 ; and Radius = 156.80

Factor of Safety  
 \*\*\* 2.513 \*\*\*

Failure Surface Specified By 13 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.97	2741.73
3	85.97	2741.91
4	95.90	2743.04
5	105.60	2745.13
6	115.22	2748.15
7	124.41	2752.07
8	133.19	2756.87
9	141.46	2762.48
10	149.16	2768.87
11	156.20	2775.97
12	162.53	2783.71
13	164.80	2787.12

Circle Center At X = 79.17 ; Y = 2845.36 ; and Radius = 103.67

Factor of Safety  
 \*\*\* 2.523 \*\*\*

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.84	2740.73
3	85.83	2741.12
4	95.50	2743.66
5	104.39	2748.24
6	112.08	2754.64
7	118.20	2762.55
8	122.46	2771.59
9	123.89	2777.97

Circle Center At X = 79.08 ; Y = 2786.48 ; and Radius = 45.86

Factor of Safety  
 \*\*\* 2.529 \*\*\*

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.37	2746.02
3	84.61	2749.84
4	93.70	2754.00
5	102.64	2758.49
6	111.41	2763.29
7	120.00	2768.41
8	128.40	2773.83
9	136.60	2779.56
10	138.22	2780.78

Circle Center At X = -25.61 ; Y = 3002.78 ; and Radius = 275.91

Factor of Safety  
 \*\*\* 2.581 \*\*\*

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.78	2747.41
2	76.76	2746.93
3	86.71	2747.97
4	96.38	2750.50
5	105.56	2754.47
6	114.04	2759.78
7	121.61	2766.31
8	128.10	2773.92
9	131.85	2779.96

Circle Center At X = 74.93 ; Y = 2812.74 ; and Radius = 65.84

Factor of Safety  
 \*\*\* 2.613 \*\*\*

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.78	2747.41
2	76.77	2747.11
3	86.73	2748.05
4	96.49	2750.20
5	105.92	2753.54
6	114.87	2758.01
7	123.19	2763.54
8	130.77	2770.06
9	137.50	2777.47
10	139.99	2781.00

Circle Center At X = 74.27 ; Y = 2827.65 ; and Radius = 80.59  
 Factor of Safety  
 \*\*\* 2.623 \*\*\*

Failure Surface Specified By 14 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.88	2740.99
3	85.87	2740.47
4	95.86	2740.97
5	105.74	2742.49
6	115.42	2745.00
7	124.79	2748.50
8	133.75	2752.93
9	142.22	2758.25
10	150.10	2764.40
11	157.31	2771.33
12	163.78	2778.96
13	169.43	2787.21
14	170.66	2789.46

Circle Center At X = 85.98 ; Y = 2838.12 ; and Radius = 97.66  
 Factor of Safety  
 \*\*\* 2.623 \*\*\*

Failure Surface Specified By 8 Coordinate Points

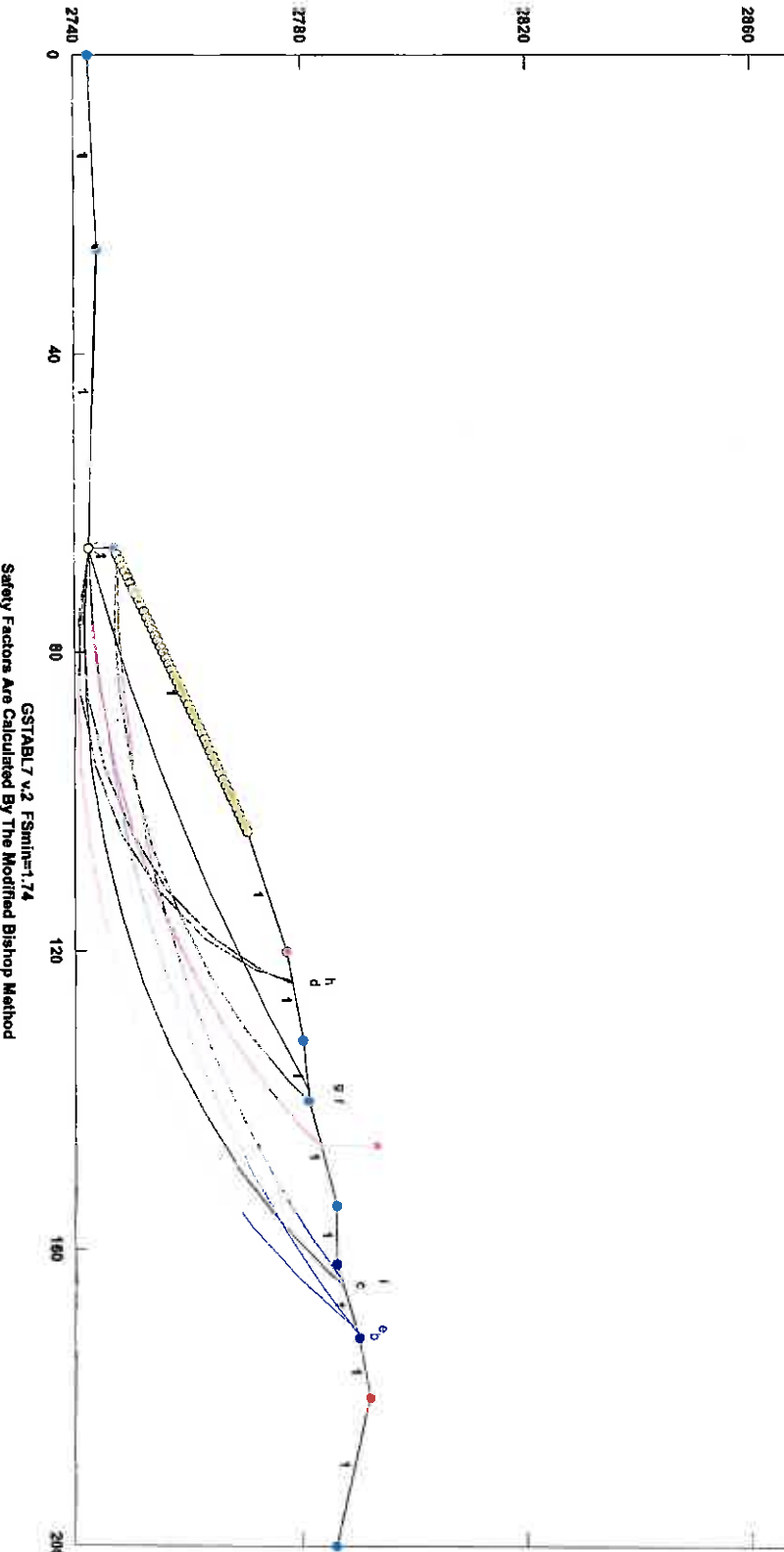
Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.32	2746.14
3	84.41	2750.32
4	93.22	2755.05
5	101.73	2760.29
6	109.91	2766.05
7	117.72	2772.29
8	124.07	2778.02

Circle Center At X = 11.32 ; Y = 2897.23 ; and Radius = 164.08  
 Factor of Safety  
 \*\*\* 2.624 \*\*\*  
 \*\*\*\* END OF GSTABL7 OUTPUT \*\*\*\*

**G07-1884-10 Roskamp Proposed 1.5:1 Cut Slope - Pseudo**

CISTEDWING07-1884PRPSE-1PRPSEUDD.P12 Run By: Alex Paulsen, LLC Geotechnical 1/20/2018 2:45PM

#	FS	Soil Desc.	Type	Unit No.	Total Unit Wt. (pcf)	Cohesion (psf)	Friction Angle (deg)	Piez Surface No.	Load Horiz Eqr.	Value
1	1.74	h	1	1	122.0	510.0	32.2	0	0.150	g<
2	1.88	c	1	1	122.0	510.0	32.2	0	0.150	g<
3	1.88	d	1	1	122.0	510.0	32.2	0	0.150	g<
4	1.88	e	1	1	122.0	510.0	32.2	0	0.150	g<
5	1.88	f	1	1	122.0	510.0	32.2	0	0.150	g<
6	1.88	g	1	1	122.0	510.0	32.2	0	0.150	g<
7	1.88	i	1	1	122.0	510.0	32.2	0	0.150	g<
8	1.88	j	1	1	122.0	510.0	32.2	0	0.150	g<



GSTABL v.2 F<sub>sm</sub>=1.74  
Safety Factors Are Calculated By The Modified Bishop Method



\*\*\* GSTABL7 \*\*\*

\*\* GSTABL7 by Garry H. Gregory, P.E. \*\*

\*\* Original Version 1.0, January 1996; Current Version 2.002, December 2001 \*\*  
 (All Rights Reserved-Unauthorized Use Prohibited)

\*\*\*\*\*

SLOPE STABILITY ANALYSIS SYSTEM

Modified Bishop, Simplified Janbu, or GLE Method of Slices.  
 (Includes Spencer & Morgenstern-Price Type Analysis)  
 Including Pier/Pile, Reinforcement, Soil Nail, Tieback,  
 Nonlinear Undrained Shear Strength, Curved Phi Envelope,  
 Anisotropic Soil, Fiber-Reinforced Soil, Boundary Loads, Water  
 Surfaces, Pseudo-Static Earthquake, and Applied Force Options.

\*\*\*\*\*

Analysis Run Date: 1/20/2016  
 Time of Run: 2:45PM  
 Run By: Alex Paulsen, LGC Geo-Environmental  
 Input Data Filename: C:prpseudo.  
 Output Filename: C:prpseudo.OUT  
 Unit System: English  
 Plotted Output Filename: C:prpseudo.PLT  
 PROBLEM DESCRIPTION: G07-1884-10 Roskamp  
 Proposed 1.5:1 Cut Slope - Pseudo

BOUNDARY COORDINATES

12 Top Boundaries

12 Total Boundaries

Boundary No.	X-Left (ft)	Y-Left (ft)	X-Right (ft)	Y-Right (ft)	Soil Type Below Bnd
1	0.00	2742.50	26.00	2744.00	1
2	26.00	2744.00	66.00	2742.50	1
3	66.00	2742.50	66.10	2747.00	1
4	66.10	2747.00	103.80	2770.00	1
5	103.80	2770.00	120.00	2777.00	1
6	120.00	2777.00	132.00	2780.00	1
7	132.00	2780.00	140.00	2781.00	1
8	140.00	2781.00	154.00	2786.00	1
9	154.00	2786.00	162.00	2786.00	1
10	162.00	2786.00	172.00	2790.00	1
11	172.00	2790.00	180.00	2792.00	1
12	180.00	2792.00	200.00	2786.00	1

User Specified Y-Origin = 2740.00(ft)

ISOTROPIC SOIL PARAMETERS

1 Type(s) of Soil

Soil Type No.	Total (pcf)	Saturated (pcf)	Cohesion (psf)	Friction (deg)	Pore Pressure Param.	Pressure Constant (psf)	Piez. Surface No.
1	122.0	0.0	510.0	32.2	0.00	0.0	0

A Horizontal Earthquake Loading Coefficient

Of 0.150 Has Been Assigned

A Vertical Earthquake Loading Coefficient

Of 0.000 Has Been Assigned

Cavitation Pressure = 0.0 (psf)

A Critical Failure Surface Searching Method, Using A Random  
 Technique For Generating Circular Surfaces, Has Been Specified.

500 Trial Surfaces Have Been Generated.

10 Surface(s) Initiate(s) From Each Of 50 Points Equally Spaced

Along The Ground Surface Between X = 66.00(ft)

and X = 104.00(ft)

Each Surface Terminates Between X = 120.00(ft)

and X = 180.00(ft)

Unless Further Limitations Were Imposed, The Minimum Elevation

At Which A Surface Extends Is Y = 2740.00(ft)

10.00(ft) Line Segments Define Each Trial Failure Surface.

Following Are Displayed The Ten Most Critical Of The Trial

Failure Surfaces Evaluated. They Are

Ordered - Most Critical First.

\* \* Safety Factors Are Calculated By The Modified Bishop Method \* \*

Total Number of Trial Surfaces Evaluated = 500

Statistical Data On All Valid FS Values:

FS Max = 34.530 FS Min = 1.744 FS Ave = 3.163  
 Standard Deviation = 1.886 Coefficient of Variation = 59.62 %  
 Failure Surface Specified By 11 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.99	2743.05
3	85.87	2744.57
4	95.55	2747.08
5	104.93	2750.53
6	113.93	2754.91
7	122.44	2760.16
8	130.38	2766.24
9	137.67	2773.08
10	144.25	2780.62
11	146.06	2783.16

Circle Center At X = 65.72 ; Y = 2842.52 ; and Radius = 100.00

Factor of Safety  
 \*\*\* 1.744 \*\*\*

Slice No.	Width (ft)	Weight (lbs)	Water Force		Tie Force		Earthquake Force		
			Top (lbs)	Bot (lbs)	Norm (lbs)	Tan (lbs)	Hor (lbs)	Ver (lbs)	Surcharge Load (lbs)
1	0.1	27.1	0.0	0.0	0.	0.	4.1	0.0	0.0
2	9.9	8716.1	0.0	0.0	0.	0.	1307.4	0.0	0.0
3	9.9	14750.9	0.0	0.0	0.	0.	2212.6	0.0	0.0
4	9.7	19121.7	0.0	0.0	0.	0.	2868.3	0.0	0.0
5	8.2	19006.3	0.0	0.0	0.	0.	2851.0	0.0	0.0
6	1.1	2758.1	0.0	0.0	0.	0.	413.7	0.0	0.0
7	9.0	21620.2	0.0	0.0	0.	0.	3243.0	0.0	0.0
8	6.1	14006.1	0.0	0.0	0.	0.	2100.9	0.0	0.0
9	2.4	5315.2	0.0	0.0	0.	0.	797.3	0.0	0.0
10	7.9	14919.3	0.0	0.0	0.	0.	2237.9	0.0	0.0
11	1.6	2533.6	0.0	0.0	0.	0.	380.0	0.0	0.0
12	5.7	6872.9	0.0	0.0	0.	0.	1030.9	0.0	0.0
13	2.3	1828.9	0.0	0.0	0.	0.	274.3	0.0	0.0
14	4.2	1853.3	0.0	0.0	0.	0.	278.0	0.0	0.0
15	1.8	209.9	0.0	0.0	0.	0.	31.5	0.0	0.0

Failure Surface Specified By 13 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.97	2743.26
3	85.88	2744.64
4	95.68	2746.64
5	105.33	2749.26
6	114.79	2752.50
7	124.03	2756.33
8	133.00	2760.74
9	141.68	2765.71
10	150.02	2771.23
11	157.99	2777.27
12	165.56	2783.80
13	171.80	2789.92

Circle Center At X = 59.39 ; Y = 2899.18 ; and Radius = 156.80

Factor of Safety  
 \*\*\* 1.783 \*\*\*

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.97	2741.73
3	85.97	2741.91
4	95.90	2743.04
5	105.68	2745.13

6	115.22	2748.15
7	124.41	2752.07
8	133.19	2756.87
9	141.46	2762.48
10	149.16	2768.87
11	156.20	2775.97
12	162.53	2783.71
13	164.80	2787.12

Circle Center At X = 79.17 ; Y = 2845.36 ; and Radius = 103.67

Factor of Safety  
 \*\*\* 1.803 \*\*\*

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.94	2741.43
3	85.90	2742.35
4	95.47	2745.23
5	104.28	2749.96
6	111.97	2756.36
7	118.23	2764.16
8	122.81	2773.04
9	124.23	2778.06

Circle Center At X = 76.38 ; Y = 2791.35 ; and Radius = 49.91

Factor of Safety  
 \*\*\* 1.862 \*\*\*

Failure Surface Specified By 14 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.88	2740.99
3	85.87	2740.47
4	95.86	2740.97
5	105.74	2742.49
6	115.42	2745.00
7	124.79	2748.50
8	133.75	2752.93
9	142.22	2758.25
10	150.10	2764.40
11	157.31	2771.33
12	163.78	2778.96
13	169.43	2787.21
14	170.66	2789.46

Circle Center At X = 85.98 ; Y = 2838.12 ; and Radius = 97.66

Factor of Safety  
 \*\*\* 1.862 \*\*\*

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.78	2747.41
2	76.77	2747.11
3	86.73	2748.05
4	96.49	2750.20
5	105.92	2753.54
6	114.87	2758.01
7	123.19	2763.54
8	130.77	2770.06
9	137.50	2777.47
10	139.99	2781.00

Circle Center At X = 74.27 ; Y = 2827.65 ; and Radius = 80.59

Factor of Safety  
 \*\*\* 1.931 \*\*\*

Failure Surface Specified By 10 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.37	2746.02



3	84.61	2749.84
4	93.70	2754.00
5	102.64	2758.49
6	111.41	2763.29
7	120.00	2768.41
8	128.40	2773.83
9	136.60	2779.56
10	138.22	2780.78

Circle Center At X = -25.61 ; Y = 3002.78 ; and Radius = 275.91

Factor of Safety

\*\*\* 1.933 \*\*\*

Failure Surface Specified By 9 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.00	2742.52
2	75.84	2740.73
3	85.83	2741.12
4	95.50	2743.66
5	104.39	2748.24
6	112.08	2754.64
7	118.20	2762.55
8	122.46	2771.59
9	123.89	2777.97

Circle Center At X = 79.08 ; Y = 2785.48 ; and Radius = 45.86

Factor of Safety

\*\*\* 1.934 \*\*\*

Failure Surface Specified By 12 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	66.78	2747.41
2	76.77	2747.68
3	86.72	2748.68
4	96.57	2750.41
5	106.27	2752.84
6	115.77	2755.98
7	125.01	2759.80
8	133.95	2764.28
9	142.53	2769.41
10	150.73	2775.14
11	158.48	2781.46
12	164.22	2786.89

Circle Center At X = 68.12 ; Y = 2884.10 ; and Radius = 136.69

Factor of Safety

\*\*\* 1.952 \*\*\*

Failure Surface Specified By 14 Coordinate Points

Point No.	X-Surf (ft)	Y-Surf (ft)
1	67.55	2747.89
2	77.53	2747.17
3	87.53	2747.25
4	97.49	2748.11
5	107.35	2749.75
6	117.06	2752.16
7	126.54	2755.32
8	135.75	2759.23
9	144.62	2763.84
10	153.10	2769.14
11	161.14	2775.09
12	168.68	2781.66
13	175.69	2788.79
14	177.95	2791.49

Circle Center At X = 81.64 ; Y = 2873.77 ; and Radius = 126.67

Factor of Safety

\*\*\* 1.958 \*\*\*

\*\*\*\* END OF GSTABL7 OUTPUT \*\*\*\*

**APPENDIX C**

**LABORATORY TESTING PROCEDURES AND TEST RESULTS**

Appendix C

Laboratory Testing Procedures and Test Results

The laboratory testing program was directed towards providing quantitative data relating to the relevant engineering properties of the soils. Samples considered representative of site conditions were tested in general accordance with American Society for Testing and Materials (ASTM) procedure and/or California Test Methods (CTM), where applicable. The following summary is a brief outline of the test type and a table summarizing the test results.

**Soil Classification:** Soils were classified according the Unified Soil Classification System (USCS) in accordance with ASTM test methods D2487 and D2488. The soil classifications (or group symbol) are shown on the laboratory test data, and trench logs.

**Maximum Dry Density Tests:** The maximum dry density and optimum moisture content of typical materials were determined in accordance with ASTM test method D1557. The test results are presented in the table below:

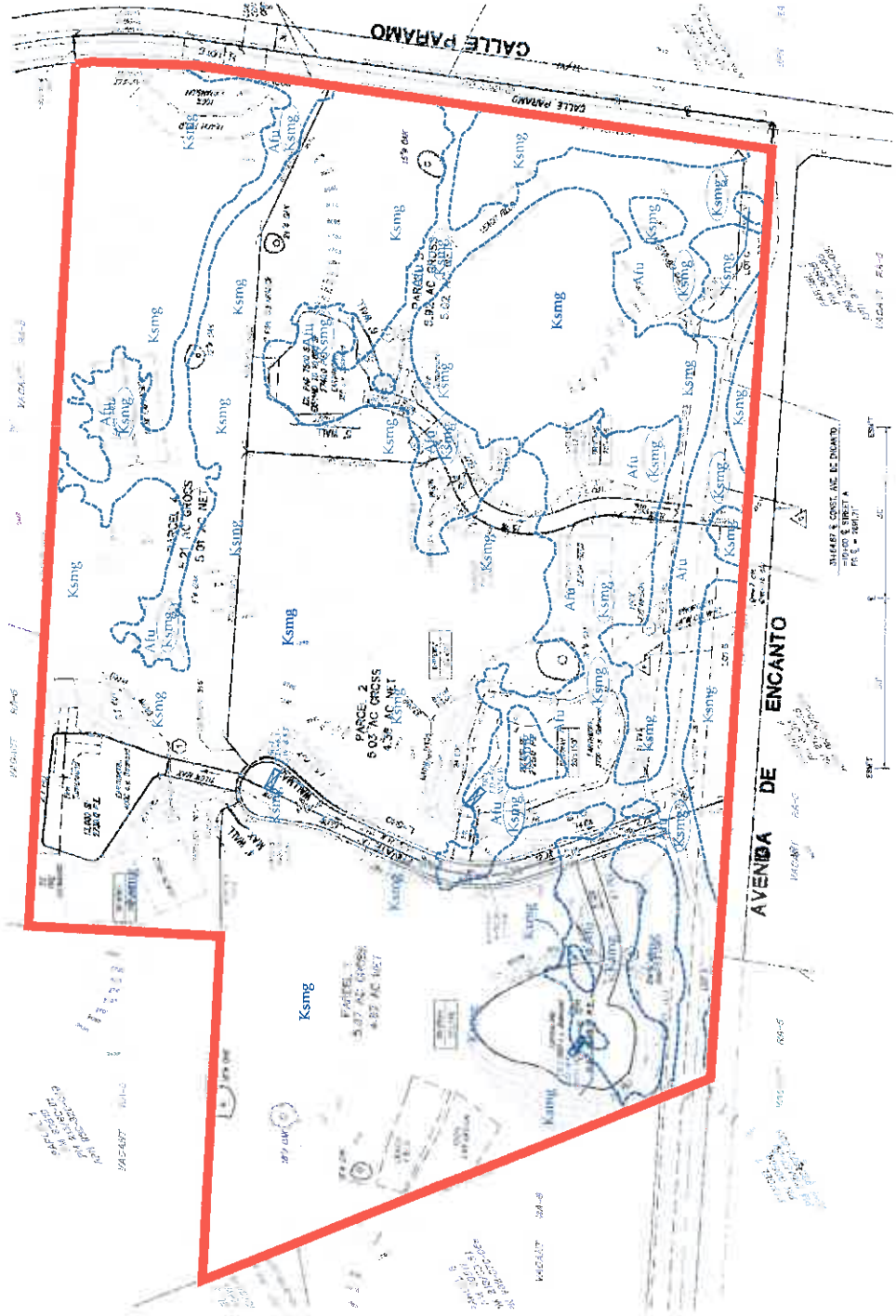
<i>SAMPLE LOCATION</i>	<i>SAMPLE DESCRIPTION (USCS)</i>	<i>MAXIMUM DRY DENSITY (% by weight)</i>	<i>OPTIMUM MOISTURE CONTENT (%)</i>
SL-1, @2.0'-4.0'	Silty SAND/Clayey SAND (SM/SC)	122.0	10.5


**Direct Shear:** A direct shear test was performed on selected remolded and undisturbed samples, which were soaked for a minimum of 24 hours under a surcharge equal to the applied normal force during testing. After transfer of the sample to the shear box, and reloading the sample, pore pressures set up in the sample due to the transfer were allowed to dissipate for a period of approximately 1 hour prior to application of shearing force. The samples were tested under various normal loads, a motor-driven, strain-controlled, direct-shear testing apparatus at a strain rate of about 0.03 inches per minute (depending upon the soil type). The test results of the ultimate strengths are presented below:

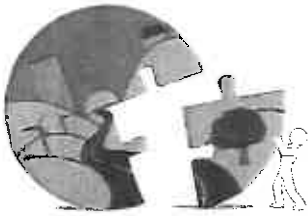
<i>SAMPLE LOCATION</i>	<i>SAMPLE DESCRIPTION</i>	<i>ANGLE OF INTERNAL FRICTION (degrees)</i>	<i>COHESION (psf)</i>
SL-1, @2.0-4.0'	Silty SAND/Clayey SAND (SM/SM)	32	510
TR-1, @2.0'	Granitic Bedrock	37	810

**LEGEND**  
(Locations are Approximate)

- Symbols**
- Afu Artificial Fill, Undocumented
  - Ksmg Cretaceous Monogranite of Squaw Mountain (Circled Where Buried)
- Symbols**
- Limits of This Report
  - Limits of This Report
  - Geotechnical Trench Location
  - Slope Stability Trench Location



 <p><b>LOGICAL GEOTECHNICAL CONSULTANTS</b>          GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING • SWPPP          27570 COMMERCE CENTER DR., # 128, TEMECULA, CA 92590          PHONE: 951.297.2450 FAX: 951.719.2598  <a href="http://www.logicalgeotech.com">www.logicalgeotech.com</a></p>	<p>Robert L. Gregores, II          Engineering Geologist</p>	<p>Larry D. Cooley          Project Engineer</p>	<p>Name: CALLE PARAMO - ROSSKAMP          Project No. G07-1884-10          Client: ROSS ROSSKAMP          Scale: 1" = 60'          Date: JANUARY 2016          Reference: CUE ENGINEERING, INC., TENTATIVE PARCEL MAP 29513, SHEET 1 OF 1, SCALE 1"=60', DATED DECEMBER 2015.          (FILE NO.)</p>
	<p><b>GEOTECHNICAL MAP</b>          PARCEL MAP 30513, APN 932-370-032          LA CRESTA AREA, RIVERSIDE COUNTY, CALIFORNIA</p>		
	<p>1 OF 1</p>		



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 12, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

RE: AB 52 Consultation Conclusion Letter for PM30513

Dear Ms. Hoover,

An AB 52 notification for PM30513, was sent to you on March 03, 2016. Riverside County Planning Department ("Planning") received your request dated March 28, 2016 on behalf of Pechanga for AB 52 consultation on the Project. On April 25, 2016 the Planning Department provided the following project information via email to you: *Keller 2016: An Updated Phase I Cultural Resources Assessment of Tentative Parcel Map 30513 +21.23 acres of Land in Murrieta Riverside County, California.*

On June 20, 2016 an email sent by Planning to Pechanga asked if there were any Tribal Cultural Resources present on the project and for you to notify the County if you had any comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on PM30513 and considers AB 52 consultation concluded as of this letter's date.

Sincerely,

A handwritten signature in black ink that reads "Heather Thomson". The signature is fluid and cursive.

Heather Thomson  
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV  
Deborah Bradford, Planner

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

July 12, 2016

**Joseph Ontiveros**  
**Cultural Resource Director**  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**RE: AB 52 Consultation Conclusion Letter for Parcel Map No. 30513 (PM30513).**

Dear Mr. Ontiveros,

An AB 52 notification for PM30513, was sent to you on March 03, 2016. Riverside County Planning Department ("Planning") received your request dated March 29, 2016 on behalf of Soboba for AB 52 consultation on the Project. On April 25, 2016 the Planning Department provided the following project information to you: *Keller 2016: An Updated Phase I Cultural Resources Assessment of Tentative Parcel Map 30513 +21.23 acres of Land in Murrieta Riverside County, California*. On June 20, 2016 an email sent by Planning to Soboba asked if there were any Tribal Cultural Resources present on the project and for you to notify the County within two weeks if you had any comments or concerns.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on PM30513 and considers AB 52 consultation concluded as of this letter's date.

Sincerely,

Heather Thomson  
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV  
Deborah Bradford, Planner

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

**Steven Weiss**  
Planning Director

May 2, 2016

Pages 2 (including this cover)

Jean A. Keller, Ph.D  
Cultural Resources Consultant  
1042 N. El Camino Real, Suite B-244  
Encinitas, California 92024  
760-295-3909

RE: Conditions of Approval  
County Archaeological Report No. 4627r1  
An Updated Phase/Cultural Resources Assessment of Tentative Parcel Map 30513,  
APN 932-370-032, 21.23 acres of land in Murietta, Riverside County, California.

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Department Director

Heather Thomson, M.A., RPA  
County Archaeologist, TLMA-Planning

Enc: Conditions of Approval

File: PDA04627r1, PM30513

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

March 3, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM30513A2)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**TENTATIVE PARCEL MAP NO. 30513, AMENDED NO. 2 – EA41454 – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)**

**REQUEST:** A schedule "H" subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. – APN: 932-370-032.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org)  
Attachment: Project Vicinity Map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

March 3, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

March 3, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org)  
Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

March 3, 2016

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

March 3, 2016

Vincent Whipple  
Cultural Resources Department  
Rincon Band of Luiseño Indians  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM30513A2)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctlma.org](mailto:DAbraham@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

March 3, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM30513A2)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Damaris Abraham, Urban Regional Planner IV [DAbraham@rctima.org](mailto:DAbraham@rctima.org)  
Attachment: Project Vicinity Map

# TRIBAL COORDINATION FOR: PM30513

---

## AB 52 PROCESS NOTIFICATIONS TO TRIBES

Damaris

DOC IN FILE?

<u>  </u> x	<b>PECHANGA</b> Band of Mission Indians	<u>  </u> Anna Hoover	<u>  </u>
<u>  </u>	Notification sent:	<u>  </u> <b>3/3/2016</b>	<u>  </u>
<u>  </u>	Notification received:	<u>  </u>	<u>  </u>
<u>  </u>	TRIBE RESPONSE:	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
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<u>  </u>	CONCLUDED:	<u>  </u>	<u>  </u>

<u>  </u> x	<b>RINCON</b> Band of Luiseño Indians	<u>  </u> Vincent Whipple	<u>  </u>
<u>  </u>	Notification sent:	<u>  </u> <b>3/3/2016</b>	<u>  </u>
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<u>  </u>	CONCLUDED:	<u>  </u>	<u>  </u>

<u>  </u> x	<b>SOBOBA</b> Band of Luiseño Indians	<u>  </u> Joe Ontiveros	<u>  </u>
<u>  </u>	Notification sent:	<u>  </u> <b>3/3/2016</b>	<u>  </u>
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<u>  </u>	CONCLUDED:	<u>  </u>	<u>  </u>

<u>  </u> x	<b>CAHUILLA</b>	<u>  </u>	<u>  </u>
<u>  </u>	Notification sent:	<u>  </u> <b>3/3/2016</b>	<u>  </u>
<u>  </u>	Notification received:	<u>  </u>	<u>  </u>
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<u>  </u>	<u>  </u>	<u>  </u>	<u>  </u>
<u>  </u>	CONCLUDED:	<u>  </u>	<u>  </u>



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

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

February 16, 2010

**VIA E-Mail and USPS**

**RE: Request for Information for PM 30513, APN 932-370-032 (Jean Keller, Ph.D)**

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 commenting on and participating in this Project based upon traditional knowledge of the area and specific geographical features. The Project is located to the north of a large cluster of what appears to be domestic activity areas, which are based around a mapped, blue-line stream. Further, our aerial maps indicate that there are large clusters of boulder outcrops on the property which have the potential for containing milling features.

Currently the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government to government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

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

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

Sincerely,

  
Anna M. Hoover  
Cultural Analyst

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

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

*Tony Carstens · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**September 13, 2007**

Anna M. Hoover  
Pechanga Cultural Resources  
P.O. Box 2183  
Temecula, CA 92593

Dear Ms. Hoover,

The County would like to thank you for your response to Tentative Parcel Map No. 30513. Per the letter which you sent, dated 8-15-07, the County will make sure to keep you informed of hearing dates pertaining to this case. The County will also uphold your request to have Pechanga Tribal monitors present during ground disturbing activities, if it is determined that cultural resources will be impacted. It is a standard Condition of Approval for all projects in the County to contact the Coroner's Office if human remains are discovered. Thank you for your interest in this project, if you have any additional questions or concerns feel free to contact me or my fellow planner Nicole Berumen (951)955-2391.

Sincerely,

Matt Straite  
Project Planner  
(951)955-0545  
mstraite@rctlma.org





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

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

August 15, 2007

**VIA USPS**

Mr. Matt Straite  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Preliminary Comments on Tentative Parcel Map 30513,  
APN 932-370-032**

Dear Matt:

Thank you for inviting us to submit general comments on this Project prior to your August 16, 2007 CPR meeting to assess environmental impacts. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

**TRIBAL INTEREST**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is

<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

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Raymond Basquez, Sr.  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Stephanie Gordin

Monitor Supervisor:  
Aurelia Marruffo

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

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

### **PROJECT GENERALLY**

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

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

### **REQUESTED INVOLVEMENT**

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


Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Preliminary Comments on APN 932-370-032, TPM 30513  
August 15, 2007  
Page 3

activities conducted in connection with the Project, including all archaeological subsurface excavations.

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

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

Sincerely,



Anna M. Hoover  
Cultural Analyst

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*Tony Carstens · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

**September 13, 2007**

Anna M. Hoover  
Pechanga Cultural Resources  
P.O. Box 2183  
Temecula, CA 92593

Dear Ms. Hoover,

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Sincerely,

Matt Straite  
Project Planner  
(951)955-0545  
mstraite@rctlma.org



# RIVERSIDE COUNTY PLANNING DEPARTMENT

June 23, 2016

Pages 3 (including this cover)

LGC Inland, INC  
Attention: Robert Gregorek II  
(rgregorek@lgcgeoenv.com)

RE: Conditions of Approval  
County Geologic Report No. 2342  
Updated Preliminary Geotechnical Investigation, for the Proposed 4-Lot Residential Development, Tentative Parcel Map 30513, Located at the Southwest Corner of Calle Paramo and Avenida de Encanto in the Murrieta Area of Riverside County, California and dated February 7, 2014.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steven Weiss, Planning Director

Daniel P. Walsh, CEG No. 2413  
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Deborah Bradford, Riverside Office, Hand Deliver  
Applicant: Gresham Roskamp, Fax (949)487-9731, Email: rossroskamp@cox.net  
Eng/Rep: John Rogers, Fax (951)698-8656, Email: jrogers@cleengineering.com

File: GEO02342, PM30513

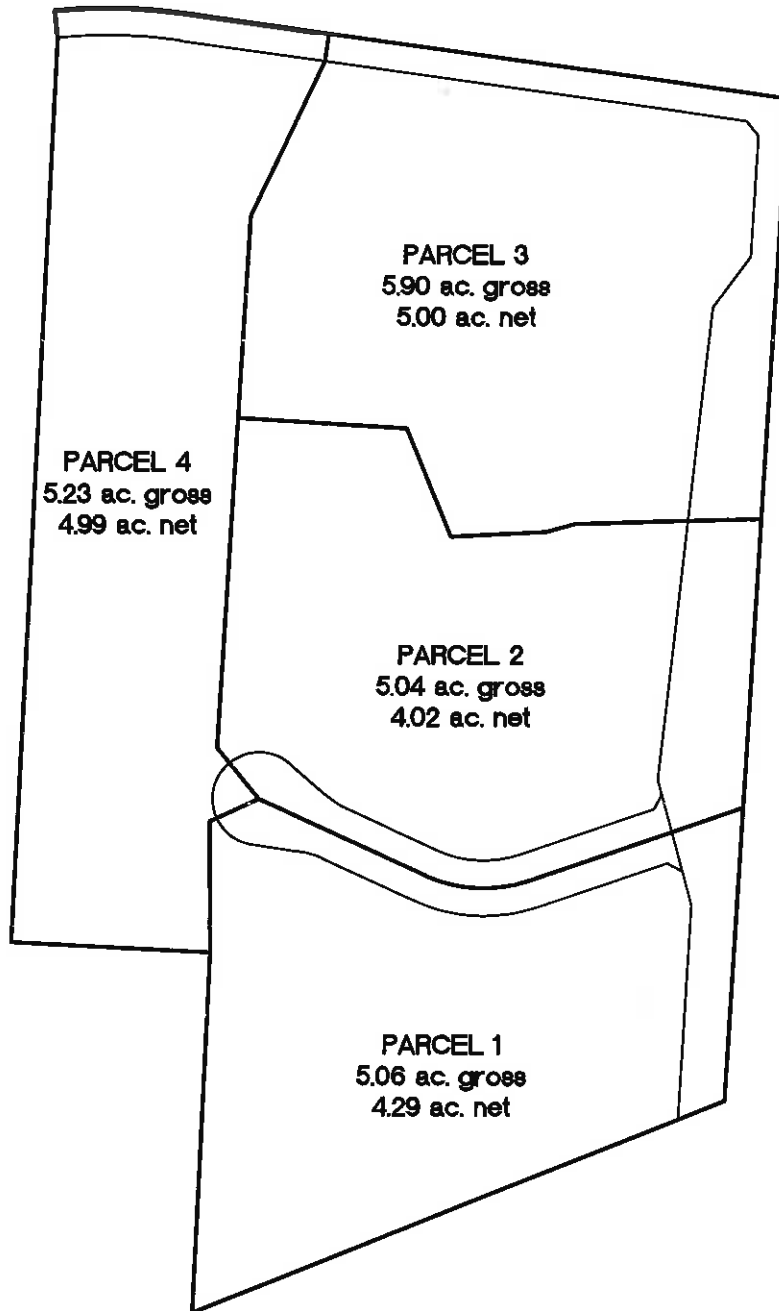
B:\Geology\CGR\GEO02300-2499\geo2342\_COA#2.doc

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

# TENTATIVE PARCEL MAP 30513

PARCEL LINES FOR AMENDMENT # 2



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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

*cc 004331*

- |  |   |   |
|--|---|---|
| <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: TPM 30513 DATE SUBMITTED: \_\_\_\_\_

**APPLICATION INFORMATION**

*EA 41454, CFG 04813*

Applicant's Name: *TRACI Evenhuis - Contact*  
 Brunner / Meyer c/o CLE Engineering E-Mail: tevenhuis@cleengineering.com

Mailing Address: 41601 Date Street  
 \_\_\_\_\_  
 Murrieta, CA 92562  
City State ZIP

Daytime Phone No: (951) 698-1830 Fax No: (951) 698-8656

Engineer/Representative's Name: *CLE Engineering*  
 John B. Rogers E-Mail: rogers@cleengineering.com

Mailing Address: 41601 Date Street  
 \_\_\_\_\_  
 Murrieta, CA 92562  
City State ZIP

Daytime Phone No: (951) 698-1830 Fax No: (951) 698-8656

Property Owner's Name: *Roskamp Family Trust: Mr. Gresham "Ross" Roskamp Trustee*  
 Glyde Brunner / George Meyer E-Mail: rossroskamp@cox.net

Mailing Address: 171-B Avenida Vaquero  
 \_\_\_\_\_  
 San Clemente CA 92672 *Dana Point, CA 92629*  
City State ZIP

Daytime Phone No: (949) 489-3535 Fax No: (949) 489-1258

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.

CLT Engineering by Traci Evenhuis  
PRINTED NAME OF APPLICANT

Traci Evenhuis  
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.

CLYDE BRUNNER  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Georges Meyer  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
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): 932-370-032

Section: 25 Township: 7S Range: 5W

Approximate Gross Acreage: 21.23

General location (street address, cross streets, etc.): North of Escala Road, South of Corte Vista Gusta, East of Summit Peak Circle, West of Calle Huerto

Thomas Brothers map, edition year, page number, and coordinates: 2006 / 956 / C-4



**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):

The Parcel is 21.23 gross acres and we propose to subdivide into 4 Lots with a schedule H Parcel Map.

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). TR26061, BGR030808, LLA04641 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA35172 E.I.R. No. (if applicable):

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

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

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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 X

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 73,200 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  N/A

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)? SAN JUAN CREEK

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) John Rogers Date 5/31/07  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

August 11, 2009

**Mr. Matt Straite**  
**Riverside County Planning Department**  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

RE: Parcel Map 30513 / EA 41454 / CFG 04813  
APN: 932-370-032  
Project Site: Calle Paramo, Murrieta Area of Riverside County  
Previous Property Owners: Mr. Clyde Brunner and Mr. George Meyer  
New Property Owner: Roskamp Family Trust

Dear Mr. Straite,

Please be advised that ownership of the referenced property has changed. Mr. Clyde Brunner and Mr. George Meyer are no longer involved with the property; the new owner is The Roskamp Family Trust, a private trust.

CLE Engineering has contracted with the Roskamp Trust to continue the processing of Parcel Map 30513. Would you be kind enough to change all County records to reflect the new owner and applicant.

Mr. Gresham "Ross" Roskamp, Trustee  
Roskamp Family Trust  
4 Ritz Cove Drive  
Dana Point, California 92629  
(949) 487-9366 or (949) 487-9731 [rossroskamp@cox.net](mailto:rossroskamp@cox.net)

Please address all future correspondence to Mr. Roskamp and to CLE Engineering.

The parties have agreed that current funds on deposit with Riverside County are to remain on deposit, and a mutually agreeable settlement will be arranged privately between the previous and current owners. Both owners are requested to acknowledge this by signing and returning copies of this letter to the Planning Department.

**CLE Engineering, Inc.**

41601 Date Street  
Murrieta CA 92562  
951/698-1830 ♦ FAX 951/698-8656

[www.cleengineering.com](http://www.cleengineering.com)

Mr. Matt Straite, Riverside County Planning Department  
Re: Parcel Map 30513, Change of Ownership

August 11, 2009  
Page 2

Please advise the undersigned immediately if any other steps must be taken to effect this change of ownership.

Sincerely yours,,  
CLE ENGINEERING, INC.




Traci Evenhuis, Projects Manager

\_\_\_\_\_  
Clyde Brunner

\_\_\_\_\_  
George Meyer

Previous Property Owners

Roskamp Family Trust,

By:  Trustee

Gresham "Ross" Roskamp, Trustee


Client # 221645  
Project# 09025.102

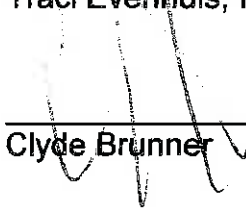
Mr. Matt Straite, Riverside County Planning Department  
Re: Parcel Map 30513, Change of Ownership

August 11, 2009  
Page 2

Please advise the undersigned immediately if any other steps must be taken to effect this change of ownership.

Sincerely yours,,  
CLE ENGINEERING, INC.

  
\_\_\_\_\_  
Traci Evenhuis, Projects Manager

  
\_\_\_\_\_  
Clyde Brunner

  
\_\_\_\_\_  
George Meyer

Previous Property Owners

Roskamp Family Trust,

By: \_\_\_\_\_  
Gresham "Ross" Roskamp, Trustee

Client # 221645  
Project# 09025.102

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Gresham Machen Roskamp, Trustee of the Roskamp Family Trust ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 932-370-032 ("PROPERTY"); and,

**WHEREAS**, on July 2, 2007, PROPERTY OWNER filed an application for Parcel Map No. 30513 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Gresham Roskamp, Trustee  
4 Ritz Cove Dr.  
Dana Point, CA 92629

With a copy to:  
John Rogers  
41146 Elm St., Ste. G  
Murrieta, CA 92562

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.



11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL  
BY: Melissa R. Cushman 8/2/16  
MELISSA R. CUSHMAN DATE

Dated: 8/4/16

**PROPERTY OWNER:**  
Gresham Machen Roskamp, Trustee of the Roskamp Family Trust

By: Gresham Machen Roskamp  
Gresham Machen Roskamp  
Trustee of the Roskamp Family Trust

Dated: 7/25/16

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

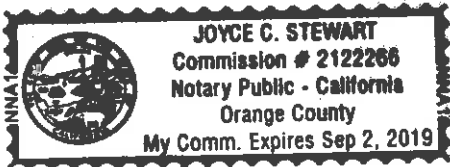
On July 25, 2016 before me, Joyce C. Stewart Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Gresham Machen Roskamp  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joyce C. Stewart  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document Indemnification Agreement Document Date: July 25, 2016  
Number of Pages: 5 Signer(s) Other Than Named Above: Steven Weiss

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**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 DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 30513** – Intent to Adopt a Negative Declaration – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** A schedule "H" subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres.

TIME OF HEARING:                   **1:30 pm** or as soon as possible thereafter  
**DECEMBER 19, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Deborah Bradford, at 951-955-6646 or email [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) or go to the County Planning Department's Director's Hearing 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 Director 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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

Printed at: 2:30 pm  
On: Tuesday, Nov 22, 2016

Ad #: 0010218055  
Order Taker: neller

**THE PRESS-ENTERPRISE**  
Classified Advertising  
Proof

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
(951) 684-1200  
(800) 514-7253  
(951) 368-9018 Fax

**Account Information**

Phone #: 951-955-5132  
Name: TLMA/COUNTY OF RIVERSIDE  
Address: PO BOX 1605  
RIVERSIDE, CA 92502

Account #: 1100143932  
Client:  
Placed By: Mary C. Stark  
Fax #:

**Ad Information**

Placement: Legal Liner PE P2W  
Publication: PE Riverside, PE.com

Start Date: 11/29/2016  
Stop Date: 11/29/2016  
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE  
Ad type: C Legal

Size: 2 X 76 LI  
Bill Size: 152.00

Amount Due: **\$220.40**

**Ad Copy:**

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

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TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**DECEMBER 19, 2016**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1ST FLOOR,  
CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Deborah Bradford, at 951-955-6646 or email [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) or go to the County Planning Department's Director's Hearing 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 Director 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 Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

11/29

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 30513 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

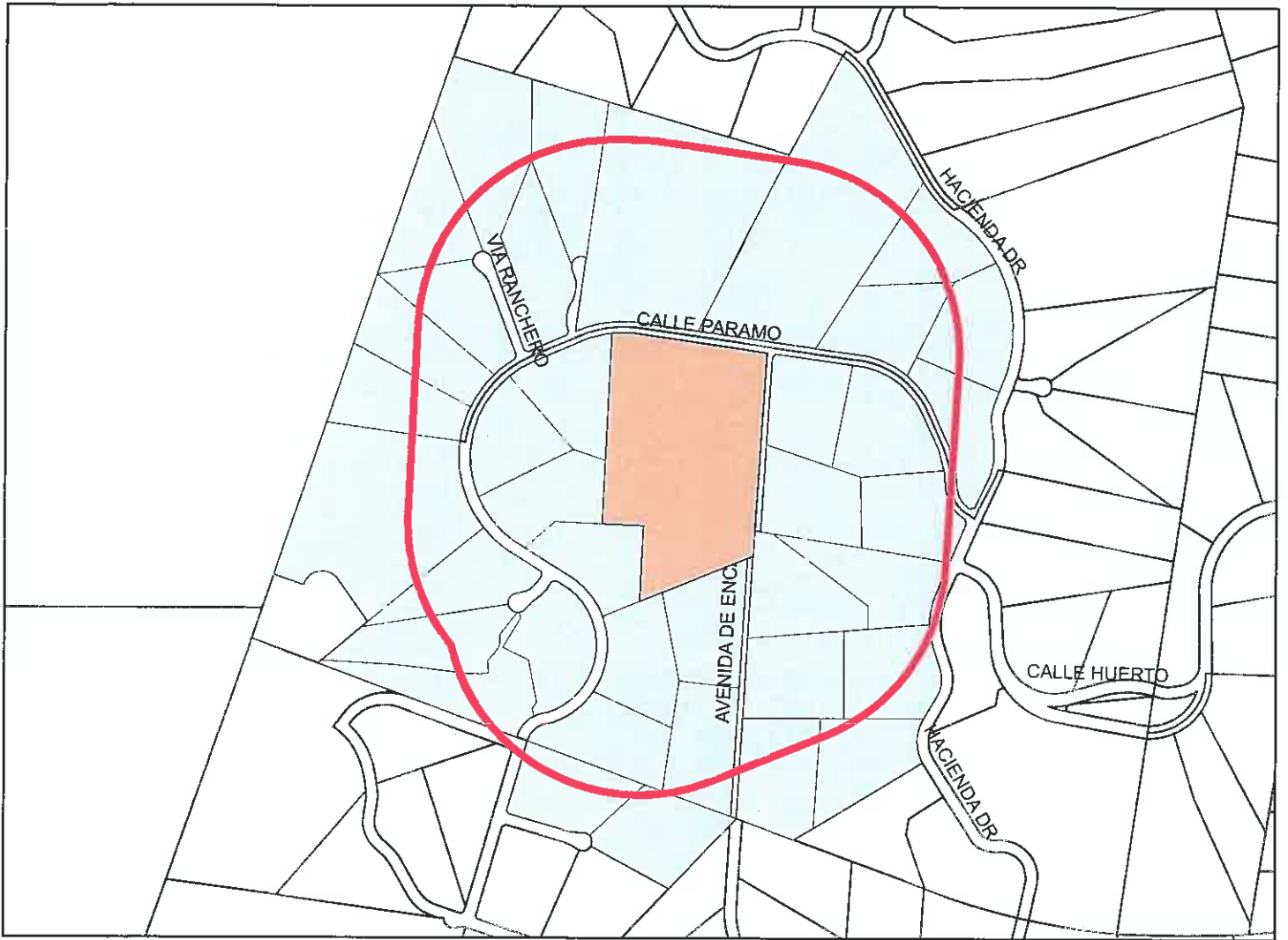
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

January 2017

**PM30513 (1000 feet buffer)**



**Selected Parcels**

932-370-036 932-360-015 932-360-011 932-370-049 932-360-010 932-360-017 932-370-054 932-360-014 932-360-005 932-370-055  
932-370-023 932-370-021 932-370-032 932-360-009 932-370-059 932-370-057 932-360-008 932-360-013 932-360-012 932-370-037  
932-370-038 932-290-022 932-370-058 932-360-016 932-360-018 932-370-051 932-370-052 932-370-050 932-370-011 932-370-046  
932-370-048 932-290-021 932-370-060 932-370-047 932-370-024 932-370-035 932-370-053 932-370-056 932-360-006



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

ASMT: 932290022, APN: 932290022  
JONNIE HANSON, ETAL  
17650 CALLE PESCAR  
MURRIETA, CA. 92562

ASMT: 932360012, APN: 932360012  
QU PING  
PO BOX 369  
BONSALL CA 92003

ASMT: 932360005, APN: 932360005  
MARGARET NELSON, ETAL  
204 POMPANO DR  
EMERALD ISLE NC 28594

ASMT: 932360013, APN: 932360013  
SHELLY CONNORS, ETAL  
42179 CALLE PARAMO  
MURRIETA, CA. 92562

ASMT: 932360006, APN: 932360006  
YUNG HSIUNG CHIU  
14939 MEADOWS WAY  
CORONA CA 92880

ASMT: 932360014, APN: 932360014  
DEBRA COFFMAN, ETAL  
42550 PORT LN  
MURRIETA CA 92562

ASMT: 932360008, APN: 932360008  
KEYVAN ESMACILI, ETAL  
24632 CHARLTON DR  
LAGUNA HILLS CA 92653

ASMT: 932360015, APN: 932360015  
KATHLEEN SCHIRM, ETAL  
41737 HACIENDA DR  
MURRIETA, CA. 92562

ASMT: 932360009, APN: 932360009  
HAU NGUYEN  
1809 E BOLINGRIDGE DR  
ORANGE CA 92865

ASMT: 932360016, APN: 932360016  
CHUN HSIANG YEN, ETAL  
40 TOURAIN PL  
FOOTHILL RANCH CA 92610

ASMT: 932360010, APN: 932360010  
CARLYN RIEGER  
1209 VAN BUREN AVE NO 3  
SALTON CITY CA 92274

ASMT: 932360017, APN: 932360017  
STEPHANIE GRAHAM, ETAL  
41633 HACIENDA DR  
MURRIETA CA 92562

ASMT: 932360011, APN: 932360011  
BRIENT PETOE  
STE G311  
29910 MURRIETA HOT SPG  
MURRIETA CA 92563

ASMT: 932360018, APN: 932360018  
DAWN LUDLUM, ETAL  
41855 CALLE PARAMO  
MURRIETA, CA. 92562





ASMT: 932370023, APN: 932370023  
PATRICIA CONGLETON, ETAL  
165 MACLANE DR  
SAGLE ID 83860

ASMT: 932370049, APN: 932370049  
BROOKSTONE LANDING  
171 AVENIDA VAQUERO NO B  
SAN CLEMENTE CA 92672

ASMT: 932370024, APN: 932370024  
TRACI GOSHEN, ETAL  
282 N ST CRISPEN  
BREA CA 92821

ASMT: 932370052, APN: 932370052  
STRINGER FAMILY PARTNERSHIP  
C/O THOMAS E STRINGER  
3910 CALLE ARIANA  
SAN CLEMENTE CA 92672

ASMT: 932370032, APN: 932370032  
GRESHAM ROSKAMP  
4 RITZ COVE  
DANA POINT CA 92629

ASMT: 932370054, APN: 932370054  
SHAROL BRUNNER, ETAL  
171 B AVENIDA VAQUERO  
SAN CLEMENTE CA 92672

ASMT: 932370035, APN: 932370035  
JUDY KRUGER, ETAL  
23104 SE 243RD PL  
MAPLE VALLEY WA 98038

ASMT: 932370055, APN: 932370055  
ANGELA VELK, ETAL  
42105 HACIENDA DR  
MURRIETA, CA. 92562

ASMT: 932370036, APN: 932370036  
BROOK BAKER, ETAL  
18710 CORDATA ST  
FOUNTAIN VALLEY CA 92708

ASMT: 932370056, APN: 932370056  
WILLIAM RAEDEKER  
P O BOX 369  
BONSALL CA 92003

ASMT: 932370047, APN: 932370047  
HELEN HUYNH, ETAL  
937 ADOBE AVE  
MONTEBELLO CA 90640

ASMT: 932370057, APN: 932370057  
YOUNG LEE, ETAL  
36141 CASTELLANE DR  
MURRIETA CA 92562

ASMT: 932370048, APN: 932370048  
THUY HUYNH  
14412 MORAN ST  
WESTMINSTER CA 92683

ASMT: 932370058, APN: 932370058  
SHAWN PENA  
30577 SAN ANSELMO  
MURRIETA CA 92563



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34 DEL SANTELLO  
LAKE ELSINORE CA 92532

ASMT: 932370060, APN: 932370060  
PAULA DOMINGUEZ, ETAL  
29074 SHORECLIFF CIR  
MENIFEE CA 92585

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Riv. Co. Transportation Dept.

Mail Stop# 2990  
Flood Control  
Attn: Sharon Johnson

Mail Stop# 3320  
Environmental Health  
Attn: Mike Mistica

Mail Stop# 1450  
Riv. Co. Sheriff's Dept.

Mail Stop# 2240  
Riv. Co. Fire Dept.

Mail Stop# 1130  
Dept. of Bldg. & Safety (Grading)

Mail Stop# 2970  
Regional Parks & Open Space Dist.

Mail Stop#1070  
Planning/ Geologist  
Attn: Dave Jones

Mail Stop# 1070  
Planning/Environmental Programs  
Attn: Ken Baez

Mail Stop# 5950  
Riv. Waste Management Dept.

Mail Stop# 1001  
Supervisor Buster

Western Municipal Water Dist.  
14205 Meridian Parkway  
Riverside, CA 92518

Southern California Edison  
2244 Walnut Grove Ave., Room 312  
P.O Box 800  
Rosemead, CA 91770-0800

Southern California Gas Company  
Engineering Department  
P.O Box 3003  
Redlands, CA 92373-0316  
Attn: Teresa Roblero ML: 8031

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

State of CA Dept. of Fish &  
Wildlife  
3602 Inland Empire Bld.,  
Suite C-220  
Ontario, CA 91764

U.S Fish and Wildlife Services  
6610 Hidden Valley Road  
Carlsbad, CA 92011

U.S Postal Service Growth  
Management  
P.O Box 9998  
Riverside, CA 92517-9998

National Forest Service  
4955 Canyon Crest Dr, Riverside,  
CA 92507

Pechanga Band of Mission Indians  
Mark Macarro, Chairperson  
P.O Box 1477  
Temecula, CA 92593

Santa Rosa Community Services  
Dist. 41785 Enterprise Circle South,  
Suite A  
Temecula, CA 92590

Tenaja Community Services Dist.  
32395 Clinton Keith Road  
Bld. B, Suite 10  
Wildomar, California 92595-8508

La Cresta Property Owners  
Association  
c/o Avalon Management  
43529 Ridge Park Drive  
Temecula, CA 92590

Cahuilla Band of Indians  
Luther Salgado, Chairperson  
52701 U.S Highway 371  
Anza, CA 92539

Soboba Band of Luiseno Indians  
Rosemary Morillo, Chairperson  
P.O Box 487  
San Jacinto, CA 92583

Rincon Band of Mission Indians  
Bo Mazzetti, Chairperson  
1 West Tribal Road  
Valley Center, CA 92082

CLE Engineering  
C/O John B. Rogers  
41601 Date Street  
Murrieta, CA 92562

Roskamp Family Trust  
C/O Mr. Gresham Roskamp  
4 Ritz Cove Drive  
Dana Point, CA 92629



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

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

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 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.**

**PM30513/EA41454**

*Project Title/Case Numbers*

**Deborah Bradford**

*County Contact Person*

**(951) 955-6646**

*Phone Number*

**N/A**

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

**CLE Engineering – John Rogers**

*Project Applicant*

**41601 Date Street Murrieta, CA 92562**

*Address*

**North of Avenida Escala, South of Calle Paramo, and West of Avenida De Encanto**

*Project Location*

**The subdivision of 21.23 gross acres into four (4) residential parcels rangin in size from 5.03 acres to 5.92 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.
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
6. Findings were made pursuant to the provisions of CEQA.

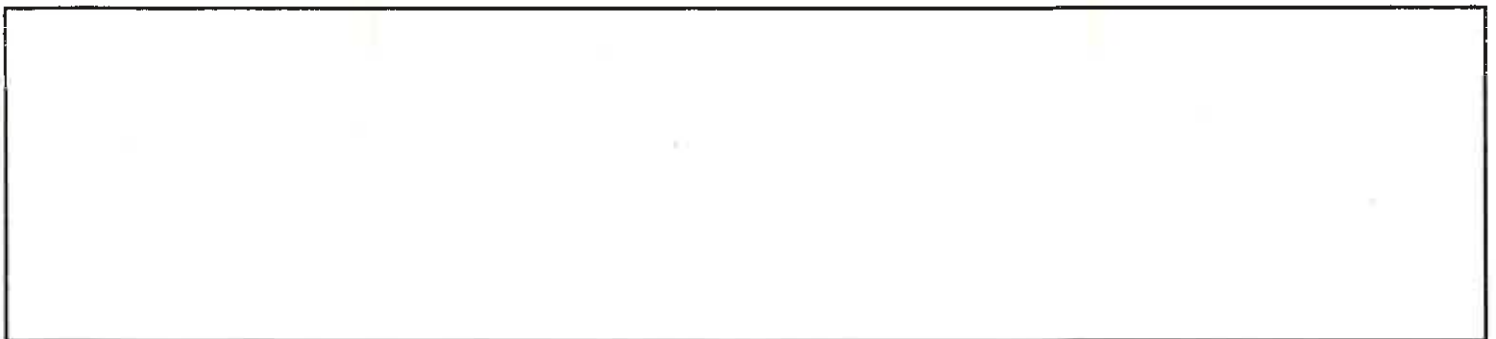
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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

**Deborah Bradford, Contract Project Planner**  
*Title*

**November 8, 2016**  
*Date*

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* T0707466

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: CLYDE BRUNNER  
paid by: CK 564

\$64.00

paid towards: CFG04813 CA FISH & GAME FEE FOR EA41454  
at parcel: CALIF FISH & GAME: DOC FEE  
appl type: CFG3

By \_\_\_\_\_ Jul 02, 2007 16:23  
WCHEN posting date Jul 02, 2007

\*\*\*\*\*  
\*\*\*\*\*

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

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