

Appendix D-2

**Conditions of Approval, County Archaeological Report No. 5016r1,
Phase I Cultural Resource Investigation for the Pine Springs Ranch
Project, Riverside County, California, dated October 2016**

Riverside County Planning Department

December 28, 2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

December 28, 2016

Pages 7 (including this cover)

Applied EarthWorks, Inc.
jgeorge@appliedearthworks.com
Attn: Joan George

RE: Conditions of Approval
County Archaeological Report No. 5016r1
"Phase I Cultural Resource Investigation for the Pine Springs Ranch Project,
Riverside County, California", dated October 2016.

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: PDA05016r1, CUP03708
cc: Planner: David Alvarez, Riverside Office Hand Deliver

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CONDITIONAL USE PERMIT Case #: CUP03708

Parcel: 567-230-001

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a)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.

b)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.

c)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.

10.PLANNING. 36 USE - PDA05016 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No.5016 submitted for this project (CUP03708) was prepared by Joan George of Applied Earthworks and is entitled: "Phase I Cultural Resource Investigation for the Pine Springs Ranch Project, Riverside County, California", dated October 2016.

PDA05016 concludes: The cultural resource survey of the Project area identified two newly recorded resources, a historical refuse scatter ([-3456-1H) and one built-environment resource (Pine Springs Ranch Compound [-3456-2H]) and five previously documented resources

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - PDA05016 ACCEPTED (cont.) RECOMMND

(prehistoric bedrock milling sites [33-015246 and -015254], prehistoric lithic and ground stone scatter [33- 015249], prehistoric circular rock ring [33-015253] and modern rock cairn [33-015255]) within the Project area. Three previously documented resources (prehistoric bedrock milling sites [33- 015247 and 33-015248] and an isolated historic can [33-015252]) were not re-identified during the fieldwork effort.

PDA05016 recommends: Avoidance of all seven cultural resources is recommended. However, if avoidance is not a feasible option, Phase II testing and evaluation would be required prior to any Project-related ground-disturbing activities to determine the horizontal and vertical extent, content, integrity, and data potential of the cultural resources, and to further determine the sites' eligibility for CRHR inclusion.

These documents are herein incorporated as a part of the record for project.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 USE*- ECS SHEET REQUIRED RECOMMND

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of AE-3456-1H, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 11 USE - CRMP REQUIRED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - CRMP REQUIRED (cont.)

RECOMMND

a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. 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. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - CRMP REQUIRED (cont.) (cont.)

RECOMMND

resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Temporary Fencing - A temporary fencing plan shall be implemented for the protection of cultural site(s) AE-3456-1H, AE3456-2H, P-33-015246, P-33-015254, P-33-015255, P-33-015249 and P-33-015253 during any grading activities within one hundred feet (100'). The fenced area shall include a buffer sufficient to protect the cultural site(s). The project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed.

Fencing may be removed after the conclusion of construction activities.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PHASE IV CULTURAL REQ.

RECOMMND

Phase IV Monitoring Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - PHASE IV CULTURAL REQ. (cont.)

RECOMMND

analysis required as well as evidence of the required
cultural sensitivity training for the construction staff
held during the required pre-grade meeting.