

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

814B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 14, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1053, CHANGE OF ZONE NO. 7522, AND TENTATIVE TRACT MAP NO. 34810 – (Mitigated Negative Declaration) - Applicant: CRH Inc. - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Northerly of Thornton Avenue, southerly of Stetson Street, easterly of Hemet Street, and westerly of Soboba Street - 10.08 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum). Change of Zone proposes to change the existing Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000). The Tentative Tract Map is a proposal for a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 gross acres. Proposed lot 13 has an existing single family residence to remain. - APNs: 552-250-008, 555-310-002

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41394**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1053**, from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development:

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

Prev. Agn. Ref.

District: Third

Agenda Number:

16.5

REVIEWED BY EXECUTIVE OFFICE

DATE

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Policy

☒ Policy

Consent

☐

Dep't Recomm.:

Consent

☐

Per Exec. Ofc.:

Tina Grande
Departmental Concurrence

5/19/09 mg

The Honorable Board of Supervisors

RE: Change of Zone No. 7522, General Plan Amendment No. 1053, Tentative Tract Map No. 34810

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Low Density Residential (LDR) (1/2 acre minimum) in accordance with Exhibit #6; and,

APPROVAL of **CHANGE OF ZONE NO. 7522**, from Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zone in accordance with Exhibit #3; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34810**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER MARCH 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.3: GENERAL PLAN AMENDMENT NO. 1053 / CHANGE OF ZONE NO. 7522 / TENTATIVE TRACT MAP NO. 34810** – Intent to Adopt a Mitigated Negative Declaration - Applicant: CRH Inc. - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Northerly of Thornton Avenue, southerly of Stetson Street, easterly of Hemet Street, and westerly of Soboba Street - 10.08 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - REQUEST: The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum). The Tentative Tract Map is a proposal for a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 gross acres. Proposed lot 13 has an existing single family residence to remain – APN(s): 552-250-008, 555-310-002. (Continued from 2/4/09). (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum). The Tentative Tract Map is a proposal for a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 gross acres. Proposed lot 13 has an existing single family residence to remain.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

The following spoke in favor of the subject proposal:
Jim Mossissey, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41394**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1053**, from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7522**, from Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zone in accordance with Exhibit #2; and

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 1053 / CHANGE OF ZONE NO. 7522 / TENTATIVE TRACT MAP NO. 34810** – Intent to Adopt a Mitigated Negative Declaration - Applicant: CRH, Inc. - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Northerly of Thornton Avenue, southerly of Stetson Street, easterly of Hemet Street, and westerly of Soboba Street - 10.08 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - APN(s): 552-250-008, 555-310-002. (Legislative)
- II. **PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum). The Tentative Tract Map is a proposal for a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 gross acres. Proposed lot 13 has an existing single family residence to remain.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

No one spoke in favor, neutral or in opposition of the position of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued the subject proposal to March 4, 2009.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.3
Area Map: San Jacinto Valley (SJVAP)
Zoning District: Little Lake Zoning District
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: March 4, 2009
Continued From: February 4, 2009

General Plan Amendment No. 1053
Change of Zone No. 7522
Tentative Tract Map No. 34810
Environmental Assessment No. 41394
Applicant: CRH Inc.
Engineer/Rep.: Matt Brudin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1053 proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum).

Change of Zone No. 7522 proposes to change the existing Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000).

Tentative Tract Map No. 34810 proposes a Schedule B subdivision of two parcels totaling 10.08 gross acres into fifteen (15) Single Family Residential lots with a minimum lot size of 1/2 gross acres.

The project Site is located within the San Jacinto Valley Area Plan (SJVAP), specifically, northerly of Thorton Avenue, southerly of Stetson Avenue, easterly of Hemet Street and westerly of Soboba Street.

FURTHER PLANNING CONSIDERATION:

February 24, 2009

The proposed project was continued from the February 4, 2009 Planning Commission Hearing to allow the applicant to address the concerns that were raised at the public hearing.

At the public hearing the following concerns were raised by the Planning Commissioners:

1. Revised Landscaping Plan
2. Determination of a Maintenance Entity for Proposed Sewer Lift Station
3. Deletion of Condition of Approval 50.PLANNING.5
4. Modification of Condition of Approval 60.PLANNING.3
5. Modification of Condition of Approval 90.TRANS.1

The Planning Commission directed Planning staff to work with the applicant to address these concerns. The following notes the status of these issues:

1. Revised Landscaping Plan

The applicant had provided an amended Preliminary Landscape Plan and Wall and Fence Plan proposing increased landscaping and screening along Stetson Avenue and Hemet Street. (10.PLANNING.1)

2. Determination of a Maintenance Entity for Proposed Sewer Lift Station

The applicant is no longer proposing to construct a sewer lift station to service the project site. An acceptable connection was located on Stetson Avenue, approximately 200 to 300 feet east of Stanford Street. Connecting to this new location is deemed acceptable by the Lake Hemet Municipal



Water District per letter dated February 24, 2009, and The County of Riverside's Environmental Health Department. The applicant shall submit a Tentative Map exhibit prior to scheduling of a Board of Supervisor's hearing to reflect this change.

3. Deletion of Condition of Approval 50.PLANNING.5

Condition of Approval 50.Planning.04 "REQUIRED CHANGE Of ZONE," was removed due to redundancy. Approval and Adoption of Change of Zone No. 7522 will be required within Condition of Approval 50.Planning.04 "REQUIRED APPLICATIONS."

4. Modification of Condition of Approval 60.PLANNING.3

Clarification was requested on the appropriate tribe to reference within 60.PLANNING.3 "CULTURAL RES. DISP. AG." Upon further research, the County Archaeologist determined that letters requesting treatment and disposition of artifacts were received by the Pechanga (Letter dated November 8, 2007) and the Soboba (Letter dated November June 14, 2007) tribes.

The following language has been added to the condition in the occurrence that any artifacts are found during the grading process, and an agreement can not be made between the two tribes.

"The Developer shall relinquish ownership of all Native American cultural resources recovered during any earth-disturbance within the project boundaries to the Soboba Band of Luiseno Indians and the Pechanga Band of Mission Indians, under a cooperative agreement between the two tribes, for proper treatment and disposition. Should a cooperative agreement not be established between the two tribes within 45 days of the Applicant's contact to the two tribes, any recovered artifacts shall be curated in an approved curation facility within Riverside County. Any historic period, non-Native American artifacts that are recovered shall be curated in an approved curation facility within the County. All curation expenses shall be the responsibility of the Applicant."

Additionally, the County Archaeologist has added Conditions of Approval 60.PLANNING.28 "NATIVE AMERICAN MONITORING," 60.PLANNING.29 "ARCHAEOLOGIST RETAINED," and 90.PLANNING.16 "ARCHEO MONITORING REPORT." All of which are standard Conditions of Approval when mitigation monitoring is required.

5. Modification of Condition of Approval 90.TRANS.1

The Planning Commission requested modification of Condition of Approval 90.TRANS.1 "80% COMPLETION." The Commission felt that due to the relative small size of the proposal, that 100% of right-of-way landscaping should be completed prior to final of the first building permit. At the time of this writing, the Transportation Department has not yet modified this Condition of Approval.

ISSUES OF POTENTIAL CONCERN:

1. Justification for the proposed General Plan Amendment

The proposed subdivision of 10.08 gross acres into fifteen (15) Residential Lots with a minimum lot size of 20,000 square feet is consistent with the proposed Riverside County Integrated Plan (RCIP)

Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) land use designation, but not with the existing Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) land use designation, and is consistent with the proposed One-Family Dwelling – 20,000 square foot minimum (R-1-20,000).

In order to facilitate the comprehensive development of the 10.08 gross acre project site, the applicant is seeking concurrent approval of General Plan Amendment No. 1053, Change of Zone No. 7522, and Tentative Tract Map No. 34810, as described above.

According to the Administration Chapter (Chapter 10) of the RCIP, the proposed General Plan Amendment falls into the Entitlement/Policy Amendment category which involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change the Riverside County Vision, Foundation Component, or a General Plan Principle. This chapter also addresses the required and optional findings needed to justify a General Plan Amendment.

Entitlement/Policy Amendment Findings

The first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

The following findings are made in support of the proposed General Plan Amendment:

a. The proposed amendment from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum) land use designation does not involve a change in or conflict with:

(1) The Riverside County Vision – the proposed project conforms to the fundamental values stated in the RCIP Vision Chapter and in the Elsinore Area Plan Vision Summary section.

(2) Any General Plan Principle – the proposed project will not change or it will not be in conflict with any of the General Plan's principles.

(3) Any Foundation Component designation in the General Plan – the project site's existing Rural Community Foundation Component will remain the same.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them – the proposed project will not be detrimental to the purposes of the General Plan or the Sam Jacinto Valley Area Plan. The proposed project is consistent with the proposed Community Development: Low Density Residential (LDR) (1/2 acre minimum). general plan land use designation, the proposed One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zoning classification, and is consistent and compatible with the existing surrounding general plan land use designations, zoning classifications, and land uses. The proposed general plan land use designation and zoning classification will continue to reflect the intent of the RCIP.

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan – the project site was designated with a General Plan land use designation that permits large lot residential developments; however, the shape of the project site constrains the site from developing as dictated by the General Plan. The existing slopes on the easterly portion of the project site have dictated the development pattern in the project area; as such, the logical development of the site would be that of 1/2 acre and greater lots similar to the existing homes to remain on the southerly portion. As such, the proposed project is consistent and compatible with the present and future logical development of the area given project design and surrounding existing and proposed land uses.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Citrus Groves |
| 2. Surrounding Land Use (Ex. #1): | North: Stetson Avenue
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential |
| 3. Existing Zoning (Ex. #2)
Proposed Zoning (Ex. #2): | Light Agricultural - 5 Acre Minimum (A-1-5)
One Family Dwelling – 20,000 Square Foot Minimum
(R-1-20,000) |
| 4. Surrounding Zoning (Ex. #2): | North: Light Agricultural – 1 Acre Minimum (A-1-1) and
One-Family Dwelling (R-1) |

- | | |
|----------------------------|--|
| 5. General Plan: | South: Light Agricultural – 1 Acre Minimum (A-1-1)
East: One-Family Dwelling – (R-1)
West: One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) |
| 6. Project Data: | Land Use: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre)
Total Acreage: 9.7 Gross Acres
Total Proposed Lots: 15
Proposed Min. Lot Size: .5 Gross Acres
Schedule: B |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41394**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1053**, from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7522**, from Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zone in accordance with Exhibit #2; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34810**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1053** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Low Density Residential (LDR) (1/2 acre minimum), and with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) 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 B 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 highly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on the San Jacinto Valley Area Plan.
2. The General Plan Amendment proposes to amend the project site's current general plan land use designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum).
3. The proposed use, fifteen (15) Single Family Residential lots minimum lot size of 1/2 gross acres is permitted use in the Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) designation.
4. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the north, south, east, and west.
5. The existing zoning for the subject site is Light Agricultural - 5 Acre Minimum (A-1-5).
6. The proposed zoning for the subject site is One-Family Dwelling – 20,000 square foot minimum (R-1-20,000).
7. The proposed use, fifteen (15) Single Family Residential lots minimum lot size of 1/2 gross acres, is permitted use in the permitted in the proposed One-Family Dwelling (R-A) Dwelling – 20,000 square foot minimum (R-1-20,000) zone.
8. The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) and One-Family Dwelling (R-1) to the north, Light Agricultural – 1 Acre Minimum (A-1-1) to the south, One-Family Dwelling – (R-1) to the east, and One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) to the west.
9. Environmental Assessment No. 41394 identified the following potentially significant impacts:
 - a. Agriculture Resources
 - b. Cultural Resources

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

INFORMATIONAL ITEMS:

1. As of this writing, one letter in opposition, and no letters in support or neutral have been received.
2. The project site is not located within:
 - a. A specific plan;
 - b. A redevelopment area;
 - c. An agricultural preserve;
 - d. An airport influence area;
 - e. A policy overlay area;
 - f. A fault zone;
 - g. A high fire area;
 - h. A 100-year flood plain an area drainage plan, or dam inundation area.
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is locate within:
 - a. The boundaries of the Hemet Unified School District
 - b. The Valley Wide Recreation and Parks District;
 - c. The City of Hemet sphere of influence;
 - d. The Eastern Municipal Water District
 - e. The San Jacinto Valley Watershed
 - f. The Mount Palomar Lighting Ordinance 655 Zone B approximately 18.46 miles
4. The subject site is currently designated as Assessor's Parcel Number 555-310-001, 555-310-002.

Agenda Item No.: **5.2**
Area Map: San Jacinto Valley (SJVAP)
Zoning District: Little Lake Zoning District
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: February 4, 2009

General Plan Amendment No. 1053
Change of Zone No. 7522
Tentative Tract Map No. 34810
Environmental Assessment No. 41394
Applicant: CRH Inc.
Engineer/Rep.: Matt Brudin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1053 proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum).

Change of Zone No. 7522 proposes to change the existing Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000).

Tentative Tract Map No. 34810 proposes a Schedule B subdivision of two parcels totaling 10.08 gross acres into fifteen (15) Single Family Residential lots with a minimum lot size of 1/2 gross acres.

The project site is located within the San Jacinto Valley Area Plan (SJVAP), specifically, northerly of Thorton Avenue, southerly of Stetson Avenue, easterly of Hemet Street and westerly of Soboba Street.

FURTHER PLANNING CONSIDERATIONS:

September 3, 2008

The General Plan Amendment was heard at the September 3, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the September 3, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: No comments

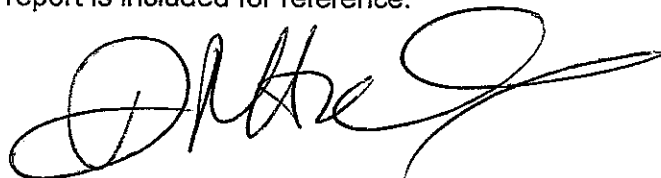
Commissioner John Snell: Consider looking at amending surrounding properties.

Commissioner John Petty: The proposed project site and surrounding properties easterly of Hemet Street and southerly of Stetson Avenue should be amended to Low Density Residential (LDR) (1/2 acre minimum).

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

Furthermore, the surrounding properties support larger lots of approximately 20,000 square feet or more; therefore the proposed lower land use would be appropriate for the proposed project. A copy of the GPIP GPA staff report is included for reference.



September 30, 2008

The Board of Supervisors concurred with the Planning Commission to initiate the General Plan Amendment.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Citrus Groves |
| 2. Surrounding Land Use (Ex. #1): | North: Stetson Avenue
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential |
| 3. Existing Zoning (Ex. #2)
Proposed Zoning (Ex. #2): | Light Agricultural - 5 Acre Minimum (A-1-5)
One Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) |
| 4. Surrounding Zoning (Ex. #2): | North: Light Agricultural – 1 Acre Minimum (A-1-1) and One-Family Dwelling (R-1)
South: Light Agricultural – 1 Acre Minimum (A-1-1)
East: One-Family Dwelling – (R-1)
West: One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) |
| 5. General Plan: | Land Use: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) |
| 6. Project Data: | Total Acreage: 10.08 Gross Acres
Total Proposed Lots: 15
Proposed Min. Lot Size: .5 Gross Acres
Schedule: B |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41394**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1053**, from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum) in accordance with Exhibit #6; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7522**, from Light Agricultural – 5 Acre Minimum (A-1-5) zoning classification to One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zone in accordance with Exhibit #2; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34810**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1053** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Low Density Residential (LDR) (1/2 acre minimum), and with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) 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 B 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 highly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on the San Jacinto Valley Area Plan.
2. The General Plan Amendment proposes to amend the project site's current general plan land use designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum).
3. The proposed use, fifteen (15) Single Family Residential lots minimum lot size of 1/2 gross acres is permitted use in the Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) designation.
4. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) to the north, south, east, and west.
5. The existing zoning for the subject site is Light Agricultural - 5 Acre Minimum (A-1-5).

6. The proposed zoning for the subject site is One-Family Dwelling – 20,000 square foot minimum (R-1-20,000).
7. The proposed use, fifteen (15) Single Family Residential lots minimum lot size of 1/2 gross acres, is permitted use in the permitted in the proposed One-Family Dwelling (R-A) Dwelling – 20,000 square foot minimum (R-1-20,000) zone.
8. The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) and One-Family Dwelling (R-1) to the north, Light Agricultural – 1 Acre Minimum (A-1-1) to the south, One-Family Dwelling – (R-1) to the east, and One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) to the west.
9. Environmental Assessment No. 41394 identified the following potentially significant impacts:
 - a. Agriculture Resources
 - b. Cultural Resources

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A specific plan;
 - b. A redevelopment area;
 - c. An agricultural preserve;
 - d. An airport influence area;
 - e. A policy overlay area;
 - f. A fault zone;
 - g. A high fire area;
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - i. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is locate within:
 - a. The boundaries of the Hemet Unified School District
 - b. The Valley Wide Recreation and Parks District;
 - c. The City of Hemet sphere of influence;
 - d. The Eastern Municipal Water District;
 - e. The San Jacinto Valley Watershed; and
 - f. The Mount Palomar Lighting Ordinance 655 Zone B approximately 25.81 miles
4. The subject site is currently designated as Assessor's Parcel Number 552-250-008, 555-310-002.

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: September 3, 2008

General Plan Amendment No. 1053
Type of GPA: Entitlement/Policy
Applicant: CRH Inc.
Engineer/Rep.: Matt Brudin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The General Plan Amendment proposes to amend the current General Plan Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum) for an approximately 10.08 gross acre property.

The project is located northerly of Thorton Avenue, southerly of Stetson Avenue, easterly of Hemet Street, and westerly of Soboba Street.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an **Entitlement/Policy** GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General

Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1053 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Low Density Residential (LDR) (1/2 acre minimum) Designation for the parcel in question will achieve the future vision of

General Plan. It is possible to make this finding as the proposed land use will serve as a natural buffer between the existing MDR to the west and the VLDR to the east. Furthermore, the adjacent parcels are built as half acre or greater lots. The proposed land use will compliment those adjacent parcels.

(2) Any General Plan Principle: Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principles and Policies. The proposed land use follows the natural land development pattern.

(3) Any Foundation Component designation in the General Plan: The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan suggests that a wide range of housing shall be provided throughout the county from large lot rural settings to high density urban developments. The proposed Amendment is adjacent to existing single family residences to the east, south, and west. The proposed Amendment is highly consistent with the existing General Plan Land Use Designation and with the pattern of approved and proposed development adjacent to the site. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The project site was designated with a General Plan land use designation that permits small to medium sized single family residential lots; however, the shape of the project site and existing topography constrains the site from developing as dictated by the General Plan. As such, the logical development of the site would be that of ½ acre minimum lots, similar to the existing residential lots to the east and south. This finding can be made to support the proposed Amendment.

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

(To be filled out in the Addendum Staff Report after the Planning Commission provides input and recommendations)

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) |
| 2. Existing Zoning (Ex. #2): | Light Agriculture – 5 acre minimum (A-1-5) |
| 3. Surrounding Zoning (Ex. #2): | Light Agriculture – 5 acre minimum (A-1-5) to the north, One-Family Dwellings (R-1) to the east, One-Family Dwellings (R-1), Light Agriculture – 1 acre minimum (A-1-1) to the south, and One-Family Dwellings – 20,000 sq. ft. minimum (R-1-20000) to the west. |
| 4. Existing Land Use (Ex. #1): | Citrus Grove |

5. Surrounding Land Use (Ex. #1): Vacant land and Stetson Avenue to the north, single family residential to the east, single family residential and light agricultural to the south, and single family residential to the west.
6. Project Data: Total Acreage: 10.08 Gross Acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1053. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. Fringe Toed Lizard sand source area;
 - c. A high fire area;
 - d. A Flood Zone;
 - e. A Policy Area;
 - f. WRCMSHCP Criteria Cell;
 - g. The boundaries of a Redevelopment Area;
 - h. An Airport Influence Area;
 - i. An Area drainage plan area; or,
 - j. A dam inundation area.
2. The project site is located within:
 - a. The boundaries of the San Jacinto Valley Area Plan;
 - b. The Valley-Wide Recreation and Parks District;
 - c. City of Hemet sphere of influence;
 - d. Zone B of Ord 655, 25.81 miles;
 - e. An area of Low Paleontological potential;
 - f. An area susceptible to subsidence;
 - g. The boundaries of the Hemet Unified School District; and,
 - h. An area of low liquefaction potential.
3. The subject site is currently designated as Assessor's Parcel Number: 552-310-002 and 552-250-008

**RESOLUTION
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 01053**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on January 7, 2009, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on January 7, 2009, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION/CERTIFICATION of the environmental document, and **ADOPTION** of General Plan Amendment No. 1053.

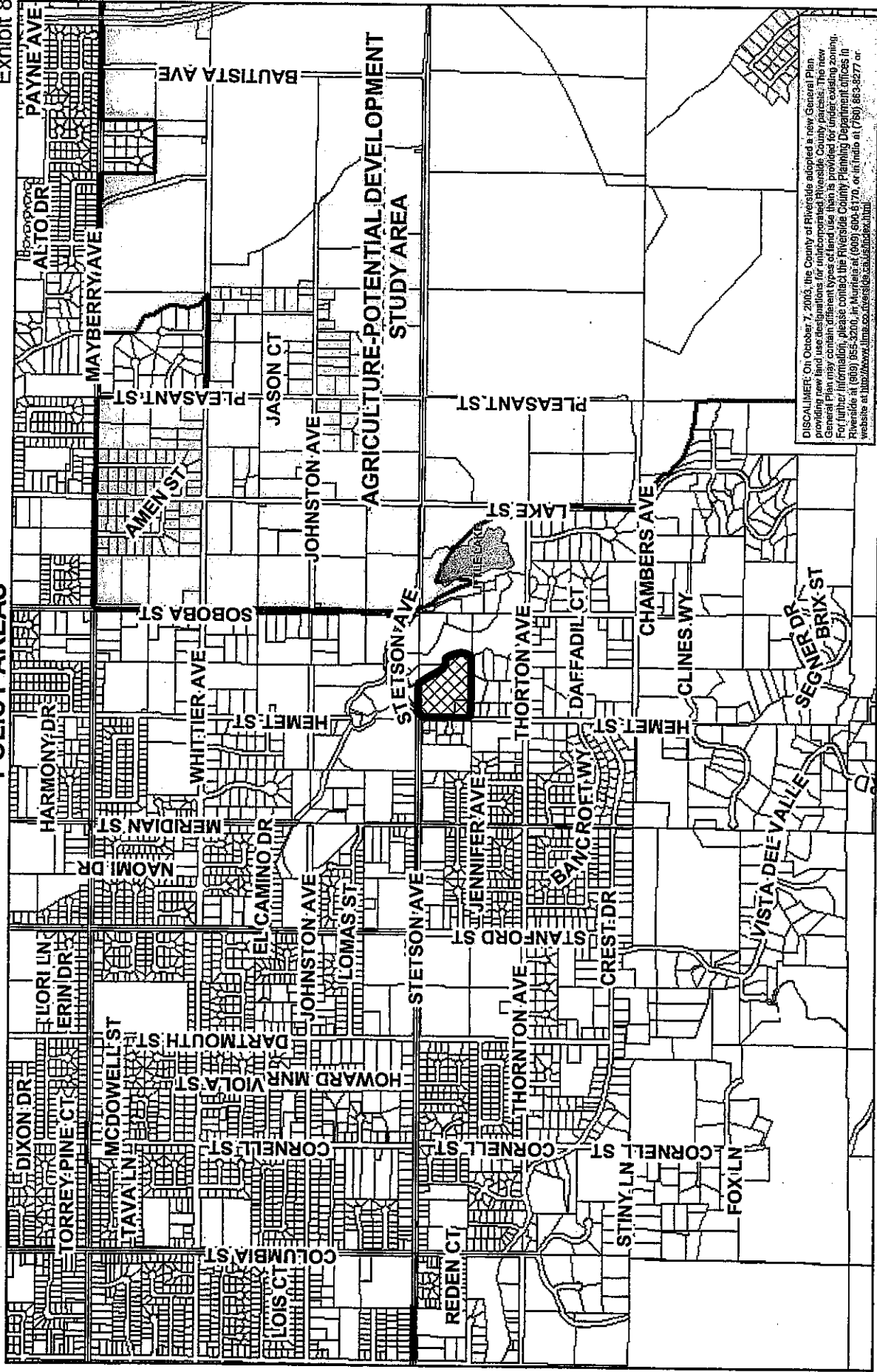
Supervisor Stone
District 3

Date Drawn: 7/30/08

CZ07522 GPA01053

POLICY AREAS

Planner: Jeff Horn
Date: 8/06/08
Exhibit 8



Zone
District: Little Lake
Township/Range: T5SR1E
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 555-31
Thomas
Bros. Pg. 841 G2

Supervisor Stone
District 3

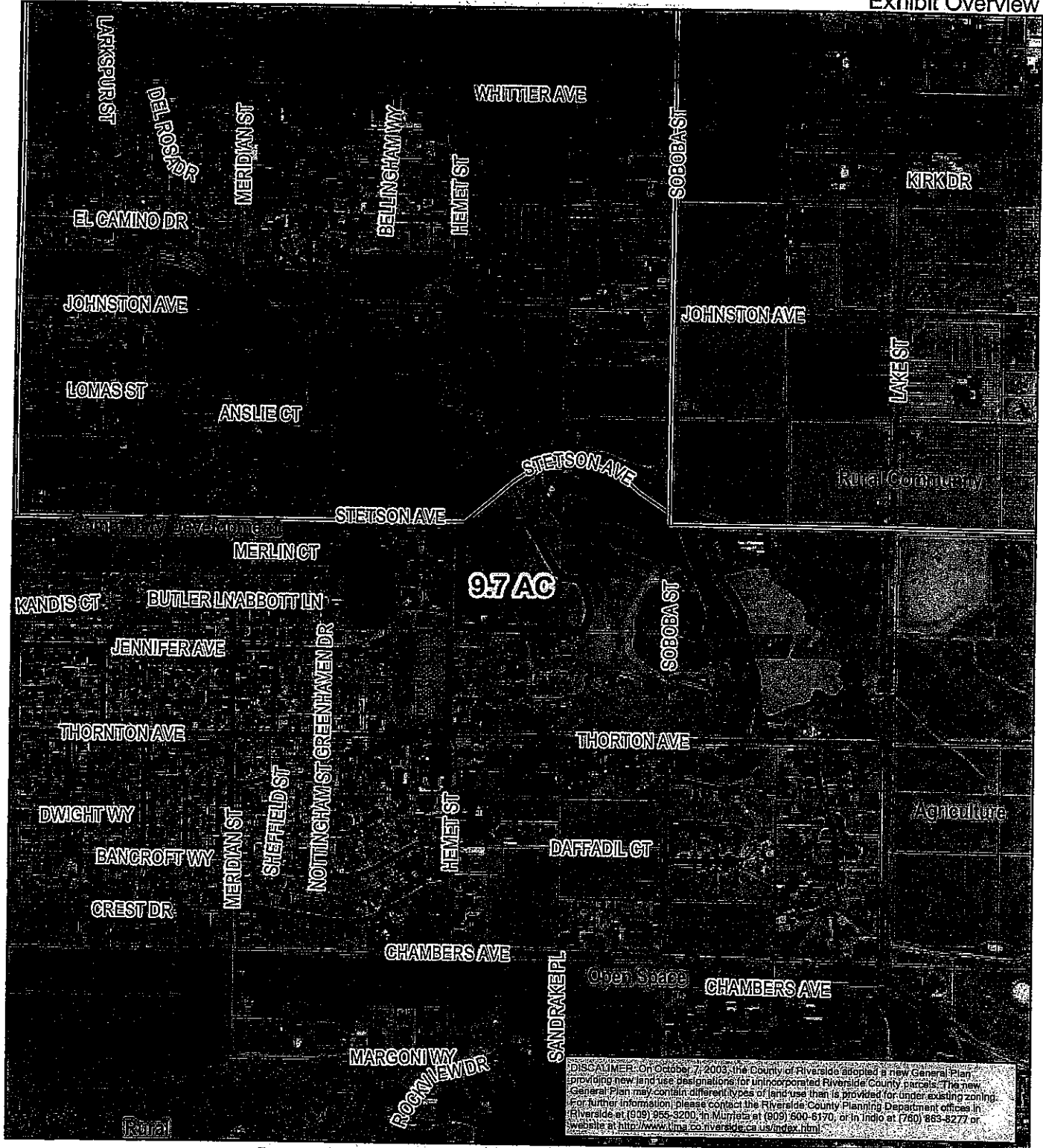
Date Drawn: 7/30/08

CZ07522 GPA01053
DEVELOPMENT OPPORTUNITY

Planner: Jeff Horn

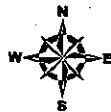
Date: 8/06/08

Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Little Lake
Township/Range: T5SR1E
Section: 19



0 500 1,000 2,000 3,000
Feet

Assessors
Bk. Pg. 555-31
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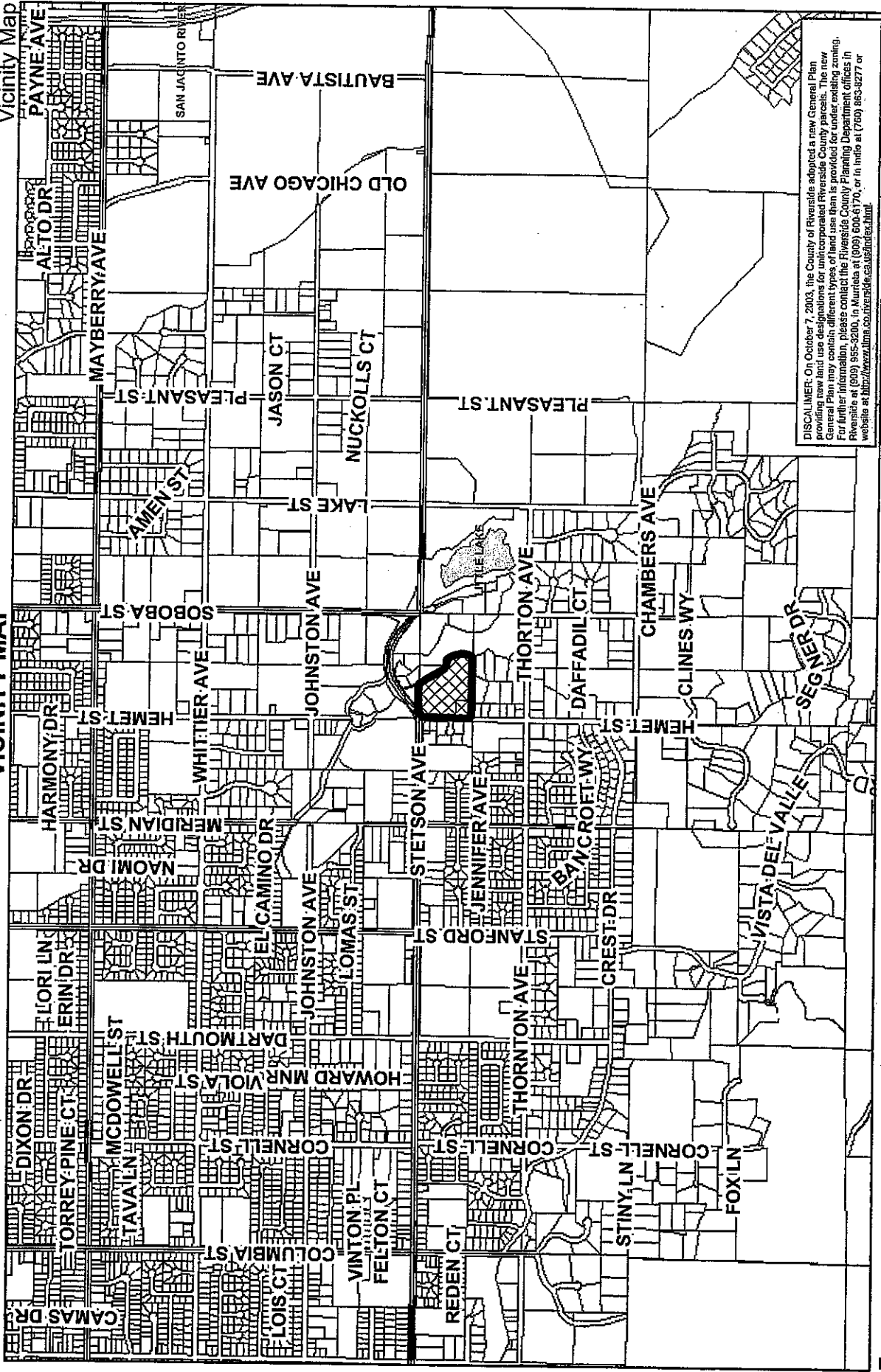
Supervisor Stone
District 3

Date Drawn: 7/30/08

CZ07522 GPA01053

VICINITY MAP

Planner: Jeff Horn
Date: 8/06/08
Vicinity Map



Zone

District: Little Lake

Township/Range: T5SR1E

Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 555-31

Thomas

Bros. Pg. 841 G2



Supervisor Stone
District 3
Date Drawn: 7/30/08

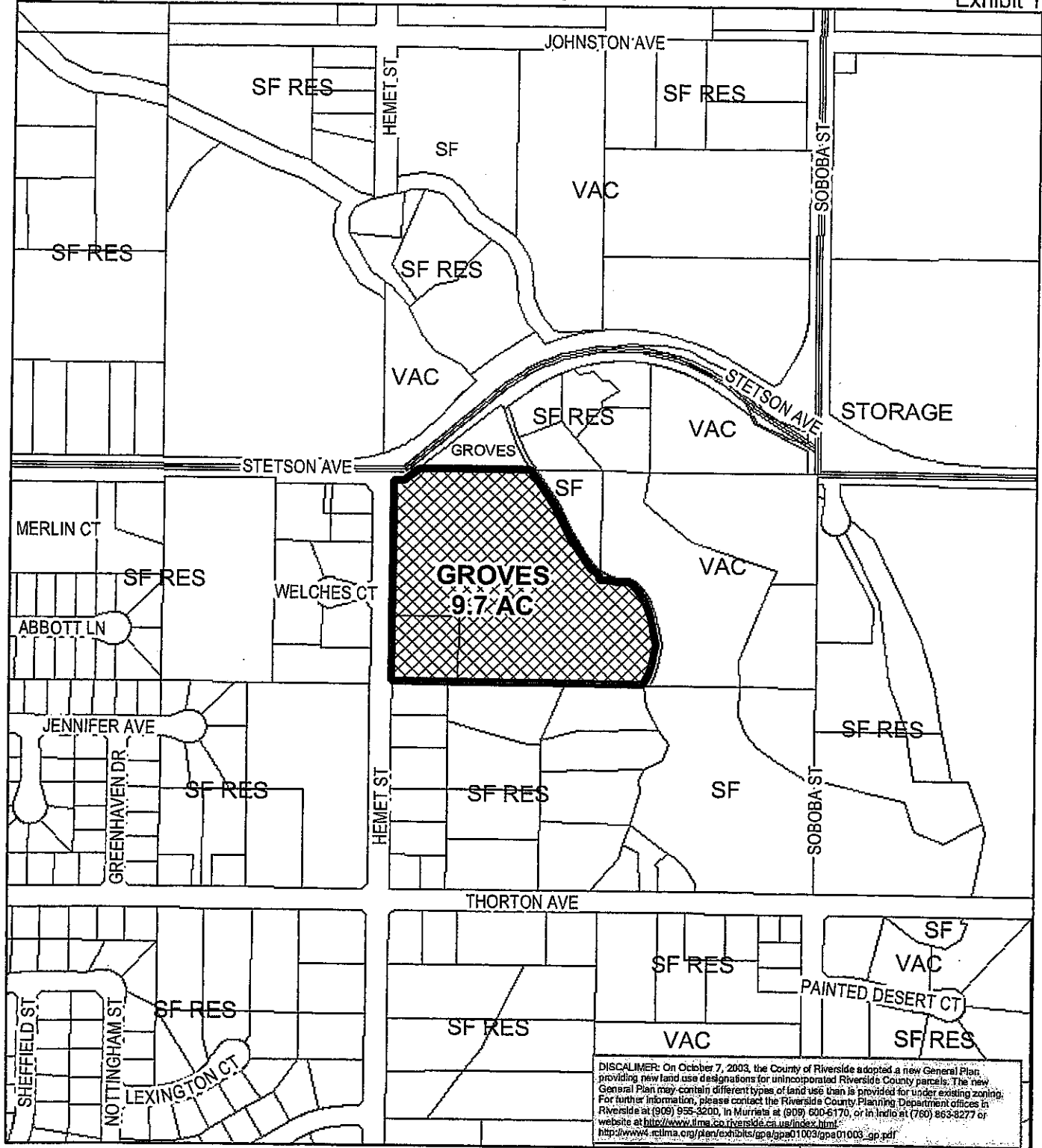
CZ07522 GPA01053

Land Use

Planner: Jeff Horn

Date: 8/06/08

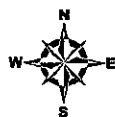
Exhibit 1



Zone
District: Little Lake
Township/Range: T5SR1E
Section: 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

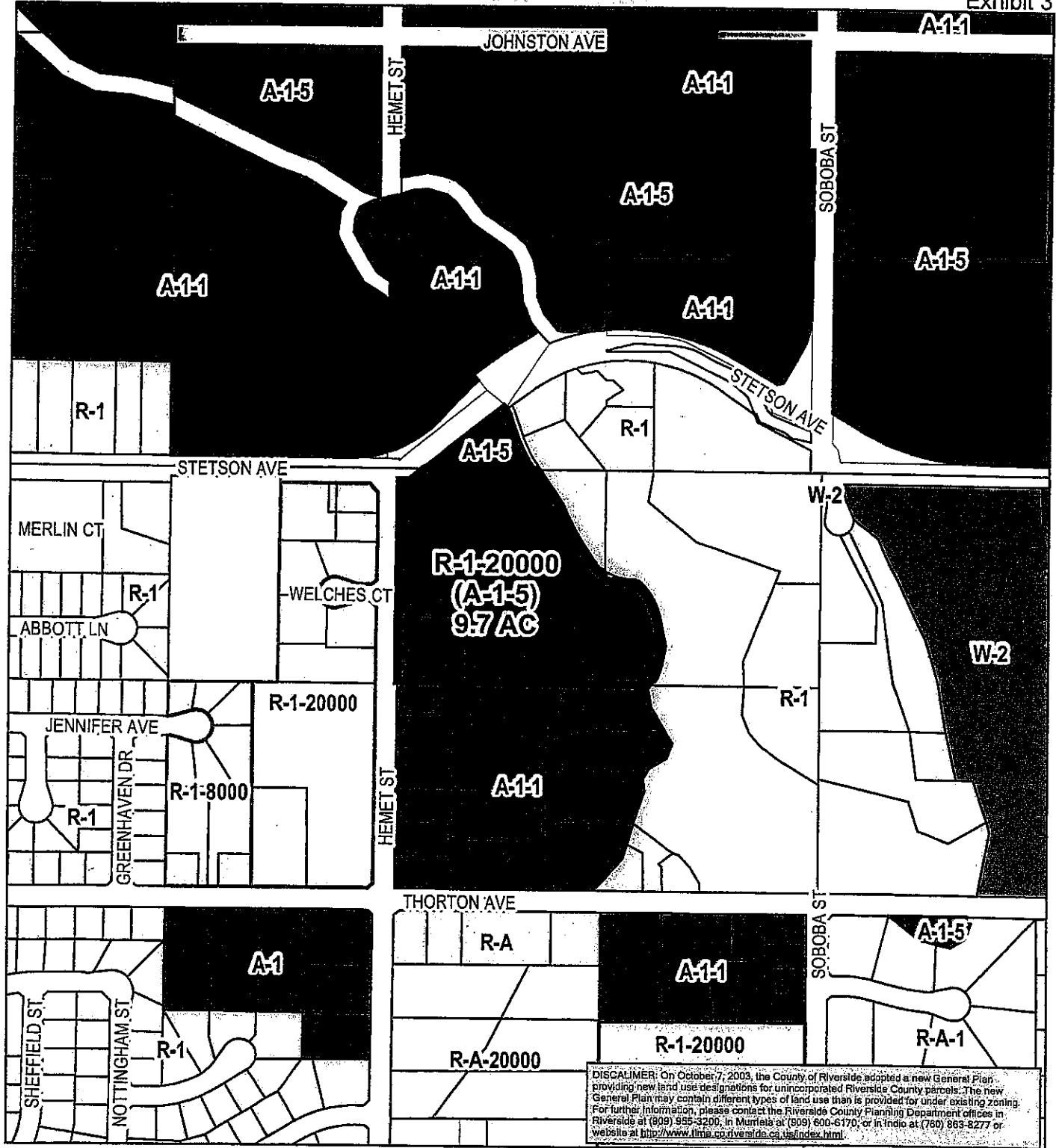
Assessors
Bk. Pg. 555-31
Thomas
Bros. Pg. 841-G2



Supervisor Stone
District 3
Date Drawn: 7/30/08

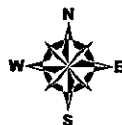
CZ07522 GPA01053
PROPOSED ZONING

Planner: Jeff Horn
Date: 8/06/08
Exhibit 3



Zone
District: Little Lake
Township/Range: T5SR1E
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT



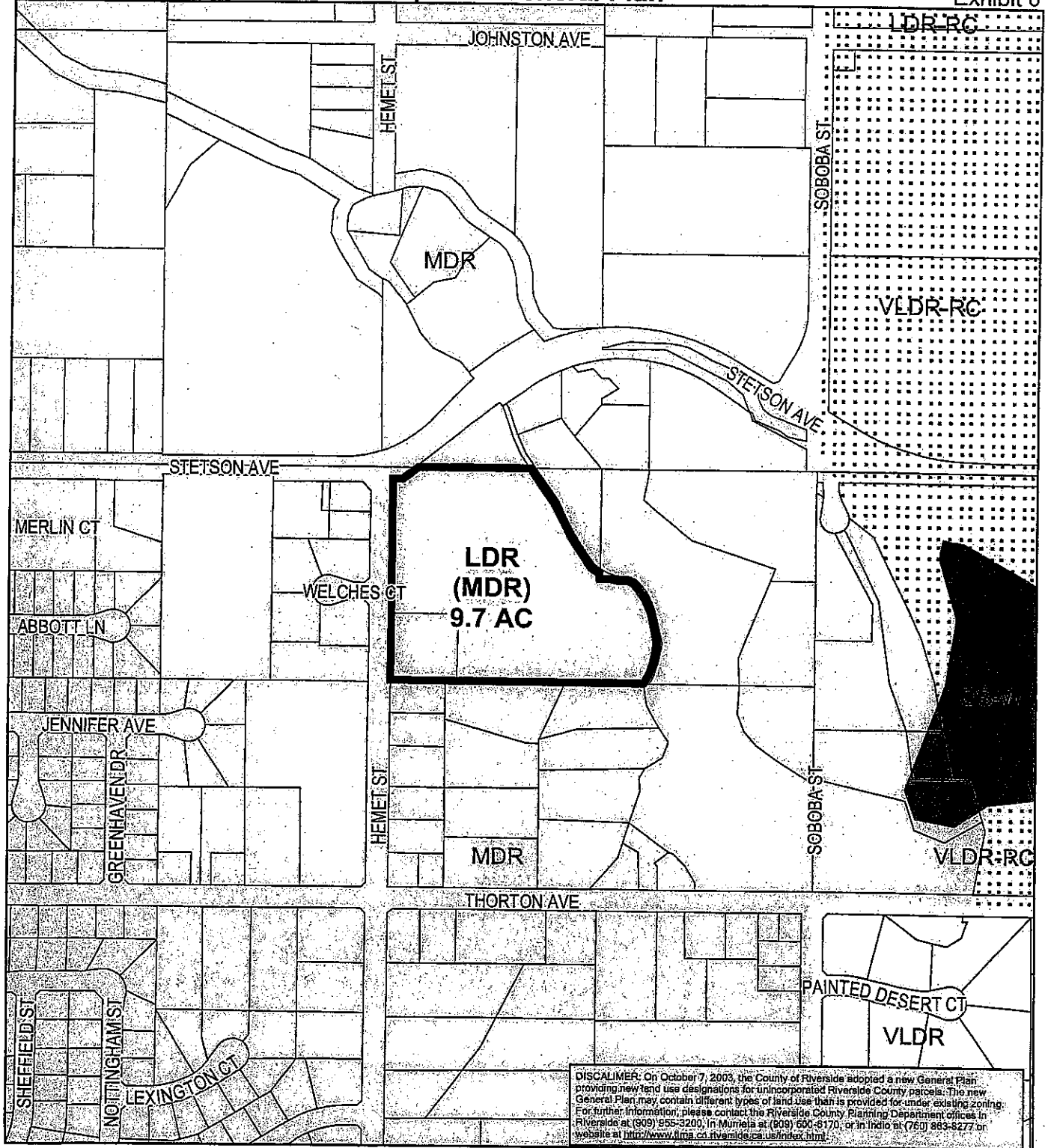
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Thomas
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Supervisor Stone
District 3
Date Drawn: 7/30/08

CZ07522 GPA01053

Proposed General Plan

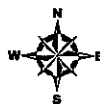
Planner: Jeff Horn
Date: 8/06/08
Exhibit 6



Zone
District: Little Lake
Township/Range: T5SR1E
Section : 19

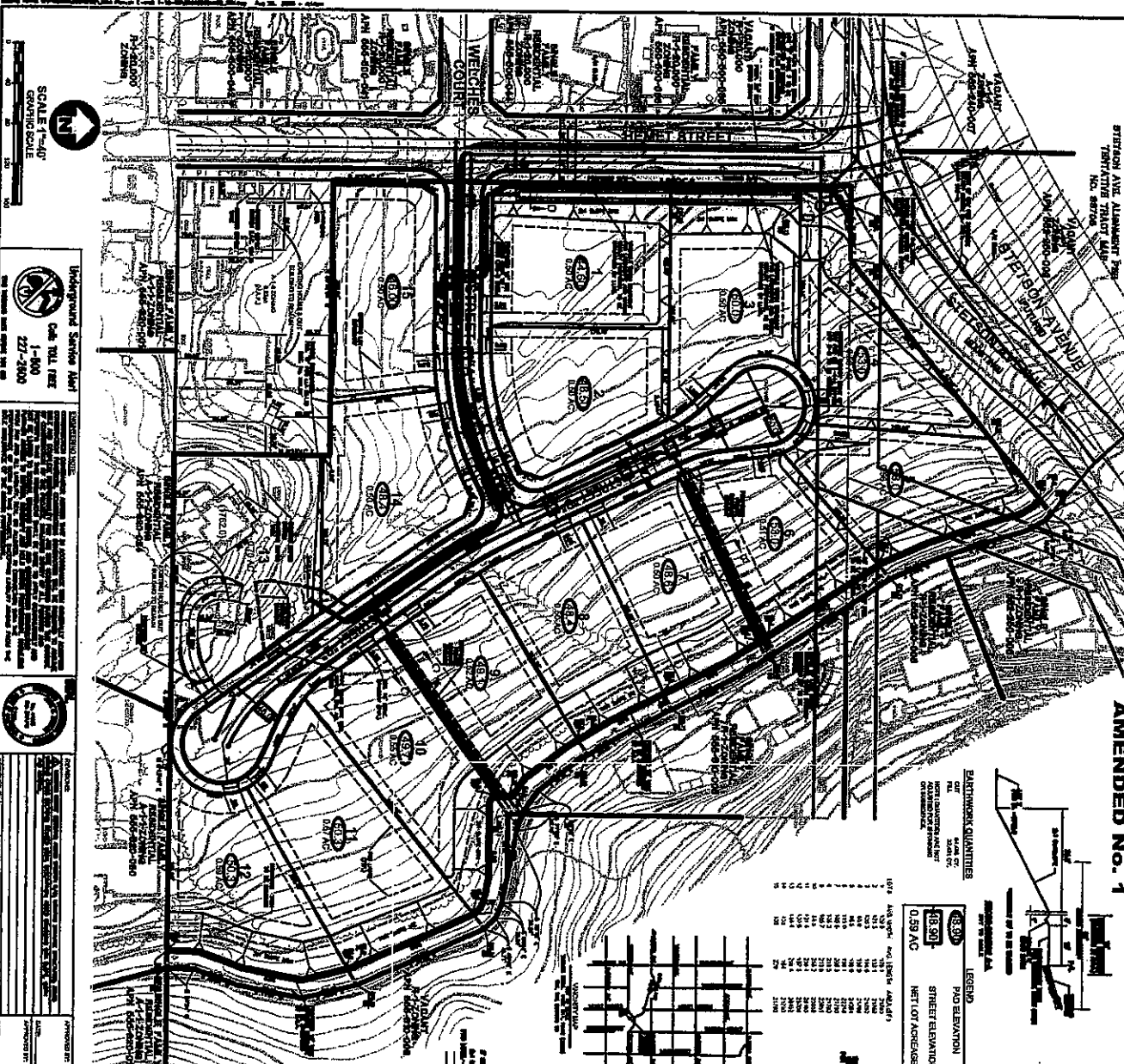
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 555-31
Thomas
Bros. Pg. 841 G2



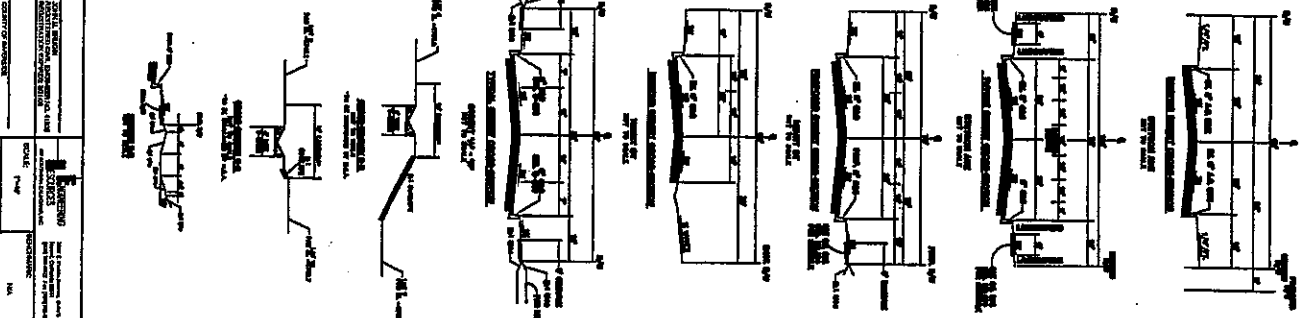
STATION AND ALIGNMENT MAP
TENTATIVE TRACT MAP
NO. 34810

TENTATIVE TRACT MAP NO. 34810 AMENDED NO. 1



BATHROOM QUANTITIES	
LOT	NO. OF BATHS
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91-100	10

STREET ELEVATION	
STREET	ELEVATION
STATION AVENUE	100.00
WEICHES COIN	100.00
STATION AVENUE	100.00
WEICHES COIN	100.00
STATION AVENUE	100.00
WEICHES COIN	100.00
STATION AVENUE	100.00
WEICHES COIN	100.00
STATION AVENUE	100.00
WEICHES COIN	100.00



LANDOWNER:
JAMES A. LINDLEY, TRUSTEE OF THE LINDLEY TRUST, 1000 LINDLEY DRIVE, LINDLEY, TEXAS 75750

DEVELOPER:
JAMES A. LINDLEY, TRUSTEE OF THE LINDLEY TRUST, 1000 LINDLEY DRIVE, LINDLEY, TEXAS 75750

ENGINEER:
JAMES A. LINDLEY, TRUSTEE OF THE LINDLEY TRUST, 1000 LINDLEY DRIVE, LINDLEY, TEXAS 75750

LEGAL DESCRIPTION:
SECTION 10, TOWNSHIP 10N, RANGE 12N, COUNTY OF DALLAS, TEXAS

PROJECT AREA:
SECTION 10, TOWNSHIP 10N, RANGE 12N, COUNTY OF DALLAS, TEXAS

GENERAL NOTES:
1. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE DALLAS COUNTY COMMISSION.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41394
Project Case Type (s) and Number(s): Tract Map No. 34810
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Jeff Horn, Urban Regional Planner III
Telephone Number: (951) 955-4641
Applicant's Name: CRH INC/Rod Tibbitts
Applicant's Address: 826 Orange Ave #537, Coronado, CA 92118

I. PROJECT INFORMATION

A. Project Description: Schedule B subdivision of 10.08 gross acres into fifteen (15) residential lots with a minimum lot size of a 1/2 acre.

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

C. Total Project Area: 10.08 Gross Acres

Residential Acres: 10.08	Lots: 15	Units: 15	Projected No. of Residents: 30
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No: 555-310-002 and 552-250-008

E. Street References: The project site is located north of Thornton Avenue, south of Stetson Avenue, east of Hemet Street and west of Soboba Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 19 Township 5 South, Range 1 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently a citrus grove. The surrounding land uses Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) The surrounding zoning includes Light Agriculture (A-1-1) (1 acre minimum), One-family Dwellings (R-1-7200) (7,200 sq. ft. minimum) and One-Family Dwellings (R-1-20,000) (20,000 sq. ft. minimum).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

B. Land Use: The project is located in the San Jacinto Valley Area Plan of the RCIP. The Land use designation is Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre). The project adheres to the land use policies of the General Plan including density, slope characteristics, and access.

1. Circulation: The project does not impact any transportation facilities referenced in the General Plan.

2. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies.
 3. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area however the project has been conditioned accordingly. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
 4. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
 5. **Housing:** The proposed project meets with all applicable Housing Element policies.
 6. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).
- C. **General Plan Area Plan:** San Jacinto Valley
- D. **Foundation Component:** Community Development
- E. **Land Use Designation:** Medium Density Residential (MDR) (2-5 dwelling units per acre)
- F. **Overlay, if any:** N/A
- G. **Policy Area, if any:** N/A
- H. **Adjacent and Surrounding Area Plan, Foundation Components, Land Use Designations, and Overlay and Policy Area, if any:** San Jacinto Valley Area Plan, Community Development and Medium Density Residential.
- I. **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
- J. **Existing Zoning:** Light Agriculture - 1 acre minimum (A-1-1)
- K. **Proposed Zoning, if any:** N/A
- L. **Adjacent and Surrounding Zoning:** Light Agriculture - 1 acre minimum (A-1-1), One-Family One-Family Dwellings - 7,200 sq. ft. minimum (R-1-7200) and One-Family Dwellings - 20,000 sq. ft minimum (R-1-20,000).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

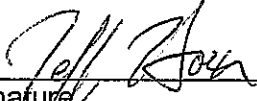
☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ 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

February 24, 2009

Date

Jeff Horn
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to the RCIP, the project site is located 25.81 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.19) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

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

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

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

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

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

	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.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

Findings of Fact:

- a) The impacts of converting this project site and surrounding properties within the San Jacinto Valley Area from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of Prime, Unique and Statewide Important Farmland remains a significant unavoidable impact. The project is within the boundaries of land designated as Prime, Unique, or Statewide Important Farmland (designated Prime Farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the San Jacinto Valley area. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.
- b) The project will be converting existing citrus groves into ½ acre single-family residential lots however the project will not conflict with a Williamson Act (agricultural preserve) contract.
- c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Parcels across Stetson Avenue have a zoning classification of Light Agriculture – one acre minimum (A-1-1), and parcels to the south are classified Light Agriculture – one acre minimum (A-1-1) and Light Agriculture – five acre minimum (A-1-5). All parcels have single family residences existing on site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Although surrounding properties are zoned for agricultural uses, all properties in the vicinity of the project site have a primary function of single family residences, with auxiliary agricultural uses. Due to the lack of current primary agricultural uses, the proposed project will not cause changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: Prior to map recordation the land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. (50.Planning.35)

Additionally, prior to map recordation an environmental constraint sheet noting "Right-to-Farm" shall be prepared. (50.Planning.36)

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

AIR QUALITY Would the project

5. Air Quality Impacts

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) Residential developments, such as the proposed project, primarily impact air quality through increased automotive emissions. Stand-alone projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards or contribute a significant amount of air pollutants that would create a cumulatively considerable significant impact. Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). That EIR concluded that air quality is a significant and unmitigatable impact of General Plan implementation. However, because the project is consistent with the EIR no mitigation is required.

d) The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located onsite and others surrounding the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. Due to the minimal amount and the mostly temporary nature of the grading and project construction that will take place, it is not anticipated that significant impacts will occur.

e) The project site is surrounded by large-lot residential homes. As such, no point-source emitters are located within a close proximity to future residents of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

f) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐	☐	☒	☐
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b) Have a substantial adverse effect, either directly or

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

Source: GIS database, WRCMSHCP, On-site Inspection, Biological Report (PDB05355) prepared by Thomas Olsen & Associates, dated November 8, 2007.

Findings of Fact:

- a-c) The project area is not within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell and as such no conservation for the planned wildlife corridor is required. No suitable habitat was found. No riparian or vernal pool habit was found on the project site.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) No riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service exist within the project site.
- f) However, as designed the proposed project will not have any impacts on jurisdictional waters. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

7. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |
| d) Restrict existing religious or sacred uses within the potential impact area? | ☐ | ☐ | ☒ | ☐ |

Source: Project Application Materials, Archaeological Report No. PD-A-4461 dated November 19, 2007

Findings of Fact:

- a) The project site will not alter or destroy an archaeological site.
- b) The project site has been conditioned to have archaeologist and Native American monitoring during ground disturbance (60.Planning.28) (6.Planning.29). Phase IV monitoring reports shall be submitted to the Planning Department and County Archaeologist prior to issuance of building finals. (90.PLANNING.11) (90.PLANNING.16)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Neither of the two historic sites lying within or partially within the project area was determined to be a historic resource as defined by CEQA. However, the Pechanga Band of Mission Indians has requested treatment of any uncovered prehistoric resources. (60.PLANNING.3)

d) There are no existing religious or sacred uses within the potential impact area.

Mitigation: The applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba and Pechanga Band of Luiseno Indians for proper treatment and disposition. (60.PLANNING.3) Site grading monitoring and written reporting shall be submitted to the Planning Department and County Archaeologist. (60.Planning.28) (6.Planning.29) (90.PLANNING.11) (90.PLANNING.16)

Monitoring: Planning Department review of Building and Safety Plan Check Process.

9. Paleontological Resources

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

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

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

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

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

☐	☐	☐	☒
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments,

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist did not require a Geological Report.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. 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) There is no potential for liquefaction that exists within the project site therefore the project shall not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

12. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

☐ ☐ ☒ ☐

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

13. 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,

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

- a) Grade slopes shall limited to maximum steepness ration of 2:1 (horizontal to vertical) unless otherwise other wise approved (10. BS GRADE 6).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

14. Ground Subsidence

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

Source: Resolution No. 94-125.

Findings of Fact:

- a) This project should not be impacted by landslides or liquefaction. Natural soil subsidence has not occurred or has been observed in the project area. The grading procedures set fourth herein and as more specifically required by consulting soils engineer shall be strictly adhered to during construction, thereby avoiding any undue impacts with respect to any unsatisfactory soil conditions that may be encountered during the grading operations for the residential development.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

- a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards. Therefore no impacts to other geologic hazards shall occur.

Mitigation: No mitigation measures required.

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

16. 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) Grade slopes shall limited to maximum steepness ration of 2:1 (horizontal to vertical) unless otherwise other wise approved (10. BS GRADE 5)
- c) Provide certification of the existing septic for proposed parcel 13. The Certification must be completed by a licensed contractor. The certification must include a scaled plot plan showing the location of the septic system referencing the structures and proposed property. (50. E HEALTH. 1)

Mitigation: (50. E HEALTH. 1)

Monitoring: Department of Environmental Health review of Building and Safety Plan Check Process.

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

Source: Project Application Materials, On-site Inspection

Findings of Fact:

- a) Will not result substantial soil erosion or the loss of topsoil.
- b) Not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	☐	☐	☒	☐
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source:

Findings of Fact:

- a) There will be no change in deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) It will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

19. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site does lie within a high area of wind erosion. There is no proposed development however there is potential for single-family residence to occur in the future. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore the project shall not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	☐	☐	☒	☐
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials,

Findings of Fact:

- a-c) Hazardous materials will not be utilized for grading the residential development, or intended in the construction of the residential units. Any chemicals, small quantities of fuel for landscape maintenance would be stored in compliance with the County of Riverside Ordinances and Fire Department requirements and will not pose a significant risk to the public. Should any hazardous materials appear on the project site, they will be forthwith be disposed of at a designated Riverside County disposal site by the offending contractor.
- d-e) Pursuant to Government Code section 65962.5 the project site was not listed as containing hazardous materials. The past uses of the project site, to the best our knowledge, has not been associated with hazardous materials, pesticides, and fertilizer products commonly used with agricultural operations. Safety measures of all types will be incorporated during construction operations to mitigate and avoid significant impacts to the environment and project personnel.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

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

Findings of Fact:

- a-d) The project is not located in an airport influence Area No private airstrip is situated in the proximity of the project. Therefore, no impacts are expected to occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

22. 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) The project site is not in a high fire area. Nonetheless, Riverside County Fire and Police ordinances will be implemented to assure emergency response will be available at the project site at all times.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY	Would the project			
23. 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☒	☐

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 6 of the FEMA Flood Plain Map.

Findings of Fact:

- (a-d) The site is subject to offsite flows from the east and southeast. The majority of the easterly flows will be intercepted in a brow ditch along the projects easterly edge and conveyed to stormdrain via a v-ditch between lots. The southeast corner of the site is subject to about 58 acres that will traverse through lot 13. The project proposes to collect these offsite flows with an inlet structure

- (e-f) The project site is not located within a 100-year flood plain (see Appendix List Figure Item 6-FEMA Flood Plain Map).

The failure of the Eastside Southern California Metropolitan Water District Reservoir dam would cause considerable damage to the City of Hemet. With sophisticated engineering and design techniques; and the contemporary construction methods that are employed today to ensure safety; there would be small chance, if any, for the above cited dam failed.

The persons occupying the contemplated project structures would not be exposed to danger from the existence of the MWD Eastside Reservoir dam. The proposed project is at an elevation of 1744 feet above sea level at the lowest point, some 200 higher than the City of Hemet. The flow from the breach of the Lake Hemet Dam situated in Idyllwild would flow northwest into the San Jacinto River toward the City of San Jacinto.

- (g-h) The water quality plan proposes to mitigate water quality impacts with a grassy swale that is acceptable but will need details as to how the flows will be released from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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swale and outlet to Hemet MDP Line D. It shall be noted that this project will construct Stage 7 of the Hemet MDP Line D facility, which will run from Meridian St to Hemet St and will be considered as an adequate outlet and therefore no increase runoff required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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

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-b) The site is subject to offsite flows from the east and southeast. The majority of the easterly flows will be intercepted in a brow ditch along the projects easterly edge and conveyed to stormdrain via a v-ditch between lots. The southeast corner of the site is subject to about 58 acres that will traverse through lot 13. The project proposes to collect these offsite flows with an inlet structure
- c) The failure of the Eastside Southern California Metropolitan Water District Reservoir dam would cause considerable damage to the City of Hemet. With sophisticated engineering and design techniques; and the contemporary construction methods that are employed today to ensure safety; there would be small chance, if any, for the above cited dam failed.

The persons occupying the contemplated project structures would not be exposed to danger from the existence of the MWD Eastside Reservoir dam. The proposed project is at an elevation of 1744 feet above sea level at the lowest point, some 200

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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higher than the City of Hemet. The flow from the breach of the Lake Hemet Dam situated in Idyllwild would flow northwest into the San Jacinto River toward the City of San Jacinto.

- d) The water quality plan proposes to mitigate water quality impacts with a grassy swale that is acceptable but will need details as to how the flows will be released from the swale and outlet to Hemet MDP Line D. It shall be noted that this project will construct Stage 7 of the Hemet MDP Line D facility, which will run from Meridian St to Hemet St and will be considered as an adequate outlet and therefore no increase runoff required

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

25. Land Use

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

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

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

Findings of Fact:

- a) The proposed project is located within the Medium Density Residential (MDR) (2-5 dwelling units per acre) Land Use Designation of The Riverside County General Plan. In order for the project to be consistent with the General Plan, the developer filed General Plan Amendment No. 1053 to be processed concurrently in order to change the existing MDR Land Use Designation to Low Density Residential (LDR) (1/2 Acre Minimum). The Low Density Residential (LDR) (1/2 Acre Minimum) is consistent with the proposed 15 residential lots within a minimum lot size of 20,000 square feet.
- b) The project site is located within the Hemet City Sphere of Influence. However, no concerns have come up from the City of Hemet for this change in land use designation therefore impacts shall be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Planning

a) Be consistent with the site's existing or proposed zoning?

☐	☐	☒	☐
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b) Be compatible with existing surrounding zoning?

☐	☐	☒	☐
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c) Be compatible with existing and planned surrounding land uses?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

- a) The tract map is located within the Light Agriculture (1 acre minimum) (A-1-1). The project is consistent with the existing Light Agriculture (A-1-1) Zoning Classification.
- b) The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) and One-Family Dwelling (R-1) to the north, Light Agricultural – 1 Acre Minimum (A-1-1) to the south, One-Family Dwelling – (R-1) to the east, and One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) to the west.
- c) The project is surrounded by Stetson Avenue to the north, and Single-Family Residential to the east, south, and west.
- d) The proposed project is located within the Medium Density Residential (MDR) (2-5 dwelling units per acre) Land Use Designation of The Riverside County General Plan. In order for the project to be consistent with the General Plan, the developer filed General Plan Amendment No. 1053 to be processed concurrently in order to change the existing MDR Land Use Designation to Low Density Residential (LDR) (1/2 Acre Minimum). The Low Density Residential (LDR) (1/2 Acre Minimum) is consistent with the proposed fifteen (15) residential lots within a minimum lot size of 20,000 square feet.
- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

- a) The project site is located in an area where mineral resources have not been studied; however upon Geology Department review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c) The project site is not 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.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The project is not located with an Airport influence area. The proposed project will not expose people to any noise.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

30. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

- a) The subdivision project is not near or in the vicinity of project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database, Environmental Study by Arcon Consultants, INC. dated January 2006.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☒ ☐

Source: Project Application Materials,

Findings of Fact:

- a-d) Construction activities associated with private development are localized and temporary. The project would temporary. The project would potentially cause increased "short term" noise levels in the vicinity of the project site. At about 50 feet from the noise source construction noise levels are generally between 88 and 91 decibels (dB).

These noise receptors could be temporarily exposed to noise levels above the Community noise Equivalent Level (CNEL) of 65dB. Construction activities are during daylight hours, beginning at 7:00 A.M. to 6:00 P.M. and are regulated by County Ordinances. The increase in noise level would only occur during project construction and noise impact would be insignificant.

The project does not require the blasting of rock formations or the use of heavy impact equipment for driving piles. Any vibration fro conventional earth moving and paving equipment should be less significant, if at all physically noticeable.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact: The proposed residential project is the remaining large undeveloped parcel within the residential block. This area is exclusively designated as being family oriented. The proposed 15 homes would increase the population by 70 persons. The property is presently zoned for 2-5 dwelling units per acre; the proposed project contains 1.76 dwelling units per acre, less than one/half of the number provided in the General Plan. Therefore the project shall not:

- a) Displace a substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) Affect a County Redevelopment Project Area.
- e) Cumulatively exceed official regional or local population projections.
- f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

34. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element,

Findings of Fact: Fire and police are responsible for protection and prevention. The residential project will require an incremental increase in fire protection services as already provided for in the strategies of the General Plan ensuring level of protection services are in keeping with population increases.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

35. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The Sheriff's Department is responsible for protection and prevention. The residential project will require an incremental increase in fire protection services as already provided for in the strategies of the General Plan ensuring level of protection services are in keeping with population increases. Public Facilities such as schools and parks are provided for by the General Plan

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

36. Schools ☐ ☐ ☒ ☐

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: Impacts to the Hemet Unified School District shall be mitigated in accordance with California state law.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

37. Libraries ☐ ☐ ☒ ☐

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.16)

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Health Services

☐	☐	☒	☐
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Source: RCIP

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

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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), Conditions of Approval.

Findings of Fact:

- a-c) The developer is required to pay park fees on all residential units (50.PLANNING.8.) The project must be annexed into the Rivercrest zone of Regional Park and landscape maintenance District 88-1 (50.PLANNING.7).

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

40. Recreational Trails	☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments,

Findings of Fact: There are no General Plan designated trails adjacent to the project site.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	☐	☐	☒	☐
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Alter waterborne, rail or air traffic?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☒	☐

Source: RCIP,

Findings of Fact:

- a-c) The project is situated in the Little Lake Zoning District in southeast Hemet. When the project is complete, there will be an increase in vehicle trips, but insufficient to materially impact the traffic of this area. The proposed residential subdivision will have homes containing at least three-car garages. The 20,000 square foot lot sizes will readily accommodate substantial guest parking. The public streets are designed to, and will be constructed to Riverside County Standards, thereby accommodating temporary visiting guests.
- d-e) The air traffic patterns will not change as a result of the proposed project. The increase in the vehicle trips will not materially impact air traffic patterns in any significant manner. A major and a secondary highway are within two miles and a half-mile, respectively. The development will be required to install street improvements commensurate with proper circulation elements; they will be designed and constructed to the standards set by the Transportation Department of Riverside County.
- f-j) The residential subdivision has adequate project entry access from Hemet Street. All the proposed lots are easily accessed. The project will not conflict with any known transportation plans, policies or programs supporting alternative transportation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

42. Bike Trails

☐	☐	☐	☒
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Source: RCIP

Findings of Fact: There are no General Plan designated trails adjacent to the project site therefore, no bike trails are proposed.

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

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project

43. 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?

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

☐	☐	☒	☐
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Source: Department of Environmental Health Review, Flood Control Department Review

Findings of Fact:

- a-b) The project will be served by Lake Hemet Water District (LHWD) with water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Sewer

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

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

☐	☐	☒	☐
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Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will provide a sewer system for domestic sewage disposal as permitted by the Environmental Health Department pursuant to the applicant provide mylar plans and specifications for review and approval prior to map recordation. However, this is not unique mitigation therefore impacts are 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 shall have financial arrangements for the required water improvement plans to be approved by County Counsel, therefore 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 will have less than significant impacts.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

45. Solid Waste

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

46. Utilities

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

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

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

OTHER

47. Other: ☐ ☐ ☐ ☒

Source: Staff review

Findings of Fact: No other potential impacts were identified

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) ☐ ☐ ☒ ☐

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

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

☐	☐	☒	☐
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Source: Staff review, Project Application Materials

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

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

☐	☐	☐	☒
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Plan (RCIP): Riverside County Integrated Project

Riverside County Land Information System (RCLIS) Website -
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

PDB05355 – Biological Habitat Assessment prepared by Thomas Olson Associate, dated November 8, 2007.

PDA04461 – Archaeological Assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- DEFINITIONS

RECOMMEND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative

TENTATIVE MAP = Tentative Tract Map No. 34810, Amended No. 1, dated 5/13/08.

APPROVED EXHIBIT L = Landscape Plan, Amended No. 3 (Sheets 1-3), dated 2/24/09.

APPROVED EXHIBIT W = Wall and Fence Plan, Amended No. 3 (Sheets 1-2), dated 2/24/09.

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

10. EVERY. 2

MAP- PROJECT DESCRIPTION

RECOMMEND

The land division hereby permitted is to The Tentative Tract Map No. 34810 shedule B of 10.08 gross acres into 15 residential lots with a minimum lot size of 0.5 acres.

10. EVERY. 3

MAP - HOLD HARMLESS

RECOMMEND

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. 4

MAP - 90 DAYS TO PROTEST

RECOMMEND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 6 MAP-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

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

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10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMNI

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMNI

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMNI

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMNI

Constructing a private road requires a grading permit.

FIRE DEPARTMENT

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

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-#16-HYDRANT/SPACING RECOMMNI

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMNI

Tract 34810 is a proposal to subdivide 10.08 into single family residential with a minimum lot size of 0.5 acres in the Hemet area. The project is located north of Thornton Ave, south of Stetson Ave, east of Hemet St and west of Soboba St.

The site is subject to offsite flows from the east and southeast. The majority of the easterly flows will be intercepted in a brow ditch along the projects easterly edge and conveyed to stormdrain via a v-ditch between lots. The southeast corner of the site is subject to about 58 acres that will traverse through lot 13. The project proposes to collect these offsite flows with an inlet structure, which is unfortunately positioned in such a way that it would not receive any flows. The developer shall extend the storm drain in Street B and position the inlet structure as such to collect the flows and move the entire drainage easement to lot 13. This easement shall be delineated on the Final Map.

The District has reviewed a preliminary Water Quality Management plan received on May 13, 2008 and is acceptable to the District. The water quality plan proposes to mitigate water quality impacts with a grassy swale that is acceptable but will need details as to how the flows will be released from the swale and outlet to Hemet MDP Line D. It shall be noted that this project will construct Stage 7 of the Hemet MDP Line D facility, which will run from Meridian St to Hemet St and will be considered as an adequate outlet and therefore no increase runoff required.

This site is located within the boundaries of the Hemet Regional Area Drainage Plan (ADP) and the Winchester/North Hemet sub-watershed of the Salt Creek Channel ADP for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuing permits for this project. Although the current fee for the Hemet Regional ADP is \$5,134 per acre and the current fee for the Winchester/North Hemet sub-watershed of the Salt Creek Channel ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. However, since this lot is greater than one acre in size,

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10. GENERAL CONDITIONS

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

RECOMMND

the drainage fee for this lot will be the fee established for one acre. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP

RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Hemet Regional Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP MAJOR FACILITIES - ADP (cont.)

RECOMMEND

reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 MAP MAJOR FACILITIES

RECOMMEND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA

RECOMMEND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY

RECOMMEND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM

RECOMMEND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMNI

discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT

RECOMMNI

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 20 MAP CONSTRUCT HEMET LINE D

RECOMMNI

It shall be noted that this project will construct Stage 7 of the Hemet MDP Line D facility, which will run from Meridian St to Hemet St and will be considered as an adequate outlet and therefore no increase runoff is required.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMNI

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMNE

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3

MAP- MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule B, unless modified by the conditions listed herein.

10.PLANNING. 4

MAP - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

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 - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-20,000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 0.5 acres.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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

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

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

10.PLANNING. 14 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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMNI

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 constructed within this land division.

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

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS

RECOMMNI

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
3. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
4. Each phase shall have a separate wall and fencing plan.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMNE

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMNE

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

10.PLANNING. 17 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 18 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.

10.PLANNING. 19 MAP - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 20 MAP - LC RECLAIMED WATER DRAFT

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.

10.PLANNING. 21 MAP - LC FRONT YARD LANDSCAPIN RECOMMND

*** No Text Exists For This Condition ***

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 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. 2 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 6 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. 7 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

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - EXISTING SSDS RECOMMND

Provide certification of the existing septic system for proposed parcel 13. The certification must be completed by C42 licensed contractor. The certification must include a scaled plot plan showing the location of the septic system

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 1 MAP - EXISTING SSDS (cont.)

RECOMMND

referencing the structures and proposed property boundaries.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading 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 District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

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50.FLOOD RI. 8

MAP HEMET REGIONAL/WINCHESTER

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Hemet Regional and Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plans which were adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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50. PRIOR TO MAP RECORDATION

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 - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST

RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 0.5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-20,000 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1053 and Change of Zone No. 7522 have been approved and adopted by the Board of Supervisors and have been made

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS (cont.) RECOMMND

effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE DELETED

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

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

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to the Rivercrest zone of Regional Park and Landscape Maintenance District 88-1

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

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

50.PLANNING. 12 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.

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning

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50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) RECOMMND

Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

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

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

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

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 34 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 all Lots."

50.PLANNING. 35 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1-15, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMEND

primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 36

MAP - AG/DAIRY NOTIFICATION

RECOMMEND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS

RECOMMNI

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 project boundaries 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.

50.TRANS. 2 MAP - OFF-SITE INFO

RECOMMNI

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 5 MAP - EASEMENT

RECOMMNI

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 6 MAP - ACCESS RESTRICTION

RECOMMNI

Lot access shall be restricted on Hemet Street and Stetson Avenue and so noted on the final map.

50.TRANS. 7 MAP - STRIPING PLAN

RECOMMNI

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 8 MAP - STREET NAME SIGN

RECOMMNI

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LANDSCAPING

RECOMMNI

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Hemet Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 13 MAP - SOILS 2

RECOMMNI

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT

RECOMMNI

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. 16 MAP - STREETLIGHT PLAN

RECOMMNE

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 17 MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - STREET LIGHTS-CSA/L&LMD (cont.)

RECOMMNI

89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2) Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 19 MAP - LANDSCAPING APP. ANNEX

RECOMMNI

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 25 MAP- CORNER CUT-BACK I

RECOMMNI

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 29 MAP - UTILITY PLAN

RECOMMNI

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 30

MAP - GRAFFITI ABATEMENT

RECOMMEN

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 31

MAP - DEDICATION

RECOMMEN

Interior streets are designated as Local Road streets and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

Stetson Avenue (new alignment) along project boundary is designated as a Major Highway road and shall be improved with 8" concrete curb and gutter; AC pavement located 38 feet from centerline, and sidewalk within the 59 foot half-width dedicated right-of-way as determined by the Transportation Department in accordance with County Standard No. 93. (38'/59')

NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard 404.

2. The required improvements on Stetson Avenue shall be in conformance with the alignment study prepared by Jim Unland for TR33708; a cash in lieu shall be paid to Riverside County Transportation Department prior to recordation of the final map for the construction of new alignment of Stetson Avenue. The improvements are required based on the following findings:

- a. The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b. The improvements are necessary for the public health and safety.

50.TRANS. 32

MAP - PART-WIDTH

RECOMMEN

Hemet Street along project boundary is a paved County maintained road designated as a Collector Road street and shall be improved with 34' part-width AC pavement (22' on

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50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - PART-WIDTH (cont.)

RECOMMND

project side and 12' on opposite side), 6" concrete curb and gutter and 5' sidewalk within a full-width dedicated right-of-way (37' on project side and 33' on opposite side) in accordance with County Standard No. 103, Section "A". (Modified for the west side right-of-way.)

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 15' parkway.

50.TRANS. 33 MAP - NO RIGHT-OF-WAY VACATION

RECOMMND

The existing Stetson Avenue shall not be vacated until such time the new alignment located north of the existing right-of-way will be dedicated by TR33708 and constructed as it is shown on amended map exhibit No. 1.

50.TRANS. 40 MAP - STREET SWEEPING 2

RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 41 MAP - GEOMETRICS

RECOMMND

The intersection of Hemet Street (NS) and Stetson Avenue (EW) shall provide the following interim geometrics:

Northbound: One left-turn, one right-turn lane
Southbound: N/A
Eastbound: One shared through lane/one right-turn lane
Westbound: One left-turn lane, one through lane

The project ultimate geometrics for the intersection of Hemet Street (NS) and Stetson Avenue (EW) shall provide the following through a cash-in-lieu payment:

Northbound: One left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: Two through lanes
Westbound: One left-turn lane, one through lane

or as approved by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require 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. 2 MAP-G2.3SLOPE EROS CL PLAN

RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND
Control and Water Conservation District.

60.BS GRADE. 5 MAP-G2.11DR WAY XING NWC RECOMMND
Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND
Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND
A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND
A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND
A recorded drainage easement is required for lot to lot drainage. All lot to lot drainage easements shall provide a mechanism of maintenance by someone other than the home owners. Easements are to be maintained by HOA or professional group.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP-G2.21POST & BEAM LOT

RECOMMND

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

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 13 MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMNI

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMNI

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5

MAP ENCROACHMENT PERMIT REQ

RECOMMNI

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 7

MAP HEMET REGIONAL/WINCHESTER

RECOMMND

TR 34810 is located within the limits of the Hemet Regional and Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plans for which drainage fees have been adopted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8

MAP SUBMIT FINAL WQMP

DRAFT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 3

MAP - CULTURAL RES. DISP. AG.

RECOMMND

Neither of the two historic sites lying within or partially within the project area was determined to be a historic resource as defined by CEQA. However, the subject parcels are sensitive for historic period cultural resources. The Pechanga Band of Mission Indians and the Soboba Band of Luiseno Indians have indicated that the proejct area is sensitive for prehistoric Native American cultural resources and have seperately requested treatment of any uncovered prehistoric resources. To mitigate for potential subsurface historic period and prehistoric period cultural deposits, the applicant shall provide the Planning Director evidence of a fully executed agreement with the designated Native American Tribes that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all Native American cultural resources recovered during any earth-disturbance within the project boundaries to the Soboba Band of Luiseno Indians and the Pechanga Band of Mission Indians, under a cooperative agreement between the two tribes, for proper treatment and disposition. Should a cooperative agreement not be established between the two tribes within 45 days of the Applicant's contact to the two tribes, any recovered artifacts shall be curated in an approved curation facility within Riverside County. Any historic period, non-Native American artifacts that are recovered shall be curated in an approved curation facility within the County. All curation expenses shall be the responsibility of the Applicant.

60.PLANNING. 8

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.7 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19

MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 20

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. 23

MAP - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has

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60.PLANNING. 23 MAP - NPDES COMPLIANCE (2) (cont.) RECOMMND

complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1053 and Change of Zone No.7522 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 28 MAP - NATIVE AM. MONITORING RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians under a cooperative agreement between the two tribes. Should a cooperative agreement between these two tribes not be established within 45 days of the Applicant's contact with the two tribes, tribal monitoring shall not be required doe this project.

Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the two above named tribes and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in coordination with the Archaeological Monitor.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Because two previously recorded cultural sites are located within the proposed project boundaries suggesting a potential for additional subsurface cultural resources, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the County Archaeologist, the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

MAP HEMET REGIONAL/WINCHESTER

RECOMMND

TR 34810 is located within the limits of the Hemet Regional and Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMNI

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMNI

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMNI

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP- PARKING SPACES

RECOMMNI

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN

RECOMMNI

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP- SCHOOL MITIGATION

RECOMMNI

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

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMNI

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

80.PLANNING. 14

MAP - LC LANDSCAPE PLOT PLAN

RECOMMUNI

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

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80.PLANNING. 17 MAP - BUILDING SEPARATION 2

RECOMMNI

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 18 MAP - FINAL SITE PLAN

RECOMMNI

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - FINAL SITE PLAN (cont.)

RECOMMND

For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 19 MAP - WALLS/FENCING PLANS

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - WALLS/FENCING PLANS (cont.)

RECOMMND

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel.

F. Rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

G. Side yard fencing shall be constructed of Vinylin conformance with detail 'H' of Exhibit W, sheet 2. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

H. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

I. Except for the desert areas, all lots having rear

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80.PLANNING. 19 MAP - WALLS/FENCING PLANS (cont.) (cont.) RECOMMND

and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

J. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

K. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

L. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

[MODIFIED PER MARCH 4, 2009 PLANNING COMMISSION]

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

80.PLANNING. 21 MAP - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will

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80.PLANNING. 21 MAP - PARKING/LANDSCAPING PLAN (cont.) RECOMMNI

incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 22 MAP - LANDSCAPING SECURITIES RECOMMNI

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 24 MAP - LNDSCPE INSPECTION DEPOS RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building &

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER (cont.)

RECOMMND

Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 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 of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4

MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1

MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3

MAP- QUIMBY FEES (2)

RECOMMND

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

90.PLANNING. 4

MAP - CONCRETE DRIVEWAYS

RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5

MAP - FENCING COMPLIANCE

RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10

MAP- SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP- SKR FEE CONDITION (cont.)

RECOMMNE

663. Said fee shall be calculated on the approved development project which is anticipated to be 9.7 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 41394.

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

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - LC LNDSKP/IRRIG INSTALL

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSKPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14

MAP - SPECIMEN TREES REQUIRED

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 15

MAP - COMPLY W/ LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 16

MAP - ARCHO MONITORING REPORT

RECOMMND

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

90.PLANNING. 17

MAP - LC COMPLY W/ LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRACT MAP Tract #: TR34810

Parcel: 552-250-008

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

NOTE: Per P.C. hearing on 2/4/2009, 100% of landscaping to be installed within the public right-of-way of Stetson Avenue and Hemet Street prior to issuance of

05/05/09
14:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

TRACT MAP Tract #: TR34810

Parcel: 552-250-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) RECOMMND

a Certificate of Occupancy for the first building.

90.TRANS. 2 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. 3 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures

05/05/09
14:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

TRACT MAP Tract #: TR34810

Parcel: 552-250-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - GRAFFITI ABATEMENT (cont.) RECOMMND
along County maintained road rights-of-way.

90.TRANS. 7 MAP - LANDSCAPING RECOMMND
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - STREET SWEEPING 2 RECOMMND
Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 11, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
P.D. Comm. Facilities Phasing & Funding
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Valley Wide Recreation & Parks Dist.

Supervisor Stone
Commissioner Petty
City of Hemet
Hemet Unified School Dist.
EMWD
SCE
Regional WQCB-Santa Ana
EIC "Attachment A"
U.S. Postal Service
Pechanga Native American Tribe
Soboba Native American Tribe
Ramona Band of Cahuilla Indians
Cahuilla Band of Indians

CHANGE OF ZONE NO. 7522 AND TENTATIVE TRACT MAP NO. 34810 - EA41394 - Applicant: CRH, Inc., Rod Tibbits - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Agriculture - Agriculture (A-AG) - Location: Northerly of Thornton Avenue, Southerly of Stetson Avenue, Easterly of Hemet Street, and Westerly of Soboba Street - 9.7 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The project is a proposal to change the zone of the property from A-1-5 to R-1-20,000 and to subdivide two parcels into 15 Single Family Residential with a minimum lot size of .5 gross acre. - APNs: 555-310-001, - 002.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on July 5, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at sesteyba@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: May 13, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology-Leslie Mouriquand
Landscape

GENERAL PLAN AMENDMENT NO. 1053 AND TENTATIVE TRACT MAP NO. 34810, AMENDED NO. 1 - EA41394 - Applicant: CRH Inc. - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District, - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Northerly of Thornton Avenue, Southerly of Stetson Street, Easterly of Hemet Street, and Westerly of Soboba Street - 10.08 Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) to Community Development: Low Density Residential (LDR) (1/2 acre minimum). The Tentative Tract Map is a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 acres. - APNs: 552-250-008, 553-310-001, 002 Related Cases: CZ07522

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 29, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Board of Directors

Frank D. Marshall III
President

Patrick C. Searl
Vice President

Herbert C. Forst
Secretary

Frank D. Gorman
Treasurer

Larry Minor
Director

Lake Hemet Municipal Water District



26385 Fairview Avenue • P.O. Box 5039 • Hemet, CA 92544
Phone: 951.658.3241 • Fax: 951.766.7031
www.lhmwd.org

Staff

Thomas W. Wagoner
General Manager

Jeff D. Wall, P.E.
Asst. General Manager

Karen Hornbarger
Asst. Secretary/Treas.

Debra K. Jordan
Director - Administration

Richard Johnson
Construction Manager

Matt Herbeck
Customer Service

February 24, 2009

Riverside County Planning Department
Attn: Mr. Jeff Horn
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Tentative Tract No. 34810

Dear Mr. Horn:

We have reviewed the proposed tentative map for the subject project. TTM No. 34810 lies within Lake Hemet Municipal Water District's service area for both water and sewer service. The District will provide water and sewer service to the proposed project when all conditions of approval have been met. These include:

1. Payment of all applicable fees and charges,
2. Completion of a water system hydraulic model/study indicating the ability of the District's public water system to meet the fire flow requirements of the Riverside County Fire Department,
3. Construction of water facilities in accordance with District approved plans and the District's standards and specifications,
4. Construction of sewer facilities in accordance with District approved plans and the District's standards and specifications including offsite sewer in Stetson Ave. from the project to an existing manhole in Stetson Ave. approximately 300' east of Stanford St.

This letter shall not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District's authority and discretion as a public agency. This letter shall be null and void 180 days from the above date.

If you have any questions regarding this matter, please contact me at (951) 658-3241.

Sincerely,

Jeff D. Wall, P.E.
Assistant General Manager/Chief Engineer



TECHANGA CULTURAL RESOURCES
Temecula Band of Luiseno Mission Indians

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

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 Gordon

Supervisor:
Aurelia Marruffo

November 8, 2007

VIA E-mail and USPS

RE: Request for Information for Tentative Tract 34810 in the Community of East Hemet, Project #2144 (CRM Tech)

Dear Mr. Eddy:

The Tribe appreciates your request for information regarding the above referenced project. After reviewing the provided maps, we have determined that the project area is not within reservation lands although it is within our ancestral territory. At this time, we are not interested in commenting on this project.

However, the Tribe requests the following:

- 1) Copies of all archaeological reports; and
- 2) 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.

If you have any additional questions or comments, please contact me at ahoover@pechanga-nsn.gov or 951-308-9295.

Sincerely,


Anna M. Hoover
Cultural Analyst

RECEIVED NOV 10 2007



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

June 14, 2007

Attn: Shelly Esteybar
County of Riverside
P.O. Box 1409
Riverside, Ca 92502-1409

Re: CZ No. 7522 and TTM No. 34810

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas.

Soboba Band of Luiseño Indians is requesting the following:

1. Further **government to government** consultation.
2. Copies of archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in formal, government-to-government consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]



Sincerely,

A handwritten signature in black ink, appearing to read "Erica Helms". The signature is fluid and cursive, with the first name "Erica" being more prominent than the last name "Helms".

Erica Helms

Soboba Band of Luiseno Indians

Phone (951) 487-8268

Cell (951) 663-8333

ehelms@soboba-nsn.gov

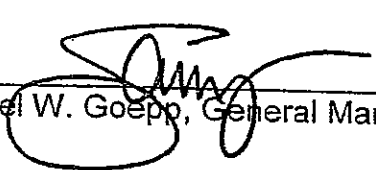


Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Tract No. 34810

1. Developer is required to ***pay park fees*** on all residential units.
2. The developer must ***annex to the Rivercrest Zone of Regional Park and Landscape Maintenance District 88-1*** to fund the maintenance of streetscapes, parks and detention basins.
3. The ***Park District must approve all plans for landscape maintenance*** areas, including but not limited to entries, parks, detention basins, walls, irrigation materials, plants etc., prior to installation of any plants or materials. Specifications and details are available by calling the Park District at (951) 654-1505.
4. ***Conceptual drawings are required*** on all proposed areas for maintenance prior to annexing into the landscape maintenance district. Conceptual drawings must be approved prior to submittal of landscaping plans for plan check review.
5. ***Prior to installation, all fence and wall plans*** must first be approved by the Park District and all materials used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
6. ***Grading plans and storm drain plans*** for parks and detention basins must be approved by the Park District and all drainage used must conform to District standards. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
7. ***The District will not accept parks smaller than 5 acres.*** Parkland must be usable land, not drainage basins, ditches or retention basins. Plans must also be approved by all other governing agencies as set forth by the County of Riverside.
8. All proposed ***playground structures*** must be visible from the street. Experience has shown that mini park areas located behind homes invite problems, i.e., hang-out areas for teens.
9. Maps with fewer than 500 lots should be reviewed with caution as to adjacent development, i.e., 316 lots plus a potential adjacent development may trigger the need for a park to be improved and dedicated to the Park District.


Samuel W. Goepf, General Manager

June 13, 2007



School District

Dr. Philip O. Pendley
Superintendent

**District Administration
Office**

2350 W. Latham Ave.
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Governing Board

Mike Cook
Gregg Figgins
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn
Joe Wojcik

Facilities Planning Department

June 25, 2007

Riverside County Planning Department
Attn: Shelley Esteybar
P.O. Box 1409
Riverside, CA 92502-1409

RE: TTM 34810

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this development.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 23,537 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site www.hemetusd.k12.ca.us.

The District's current developer fee rate is \$4.38 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are 42 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity.

SCHOOL	GRADE LEVEL	Current ENROLLMENT	PERMANENT CAPACITY	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	982	808	-174
Alessandro High	9-12	417	180	-237
Bautista Creek Elem	K-5	944	650	-294
Cawston Elementary	K-5	813	750	-63
Cottonwood School	K-8	270	250	-20
Dartmouth Middle	6-8	1162	1080	-82
Diamond Valley Middle	6-8	1528	1450	-78
Fruitvale Elementary	K-5	852	550	-302
Hamilton Schools	K-12	964	917	-47
Harmony Elementary	K-5	781	750	-31
Helen Hunt Jackson	6-12	515	231	-284
H.E.L.P.	7-12	51	50	-1
Hemet Elementary	K-5	778	575	-203
Hemet High School	9-12	2588	1566	-1022
Idyllwild School	K-8	319	300	-19
Jacob Wiens Elementary	K-5	745	750	5
Little Lake Elementary	K-5	839	550	-289
McSweeny Elementary	K-5	702	750	48
Ramona Elementary	K-5	833	550	-283
Santa Fe Middle	6-8	1465	1053	-412
Valle Vista Elementary	K-5	726	550	-176
West Valley High	9-12	3356	2376	-980
Whittier Elementary	K-5	1043	650	-393
Winchester Elementary	K-5	631	400	-231
TOTAL		23,304	17,736	-5,568

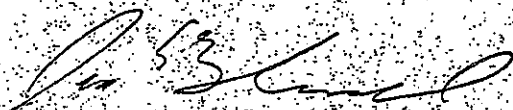
(Data does not include Independent Studies or Home/Hospital)

*Enrollment as of September 22, 2006

**Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Jesse Bridwell
Facilities Planner

EASTERN INFORMATION CENTER

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
 Department of Anthropology, University of California, Riverside, CA 92521-0418
 (951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
 Inyo, Mono, and Riverside Counties

June 22, 2007

TO: Shelley Esteybar
 Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review
 Case: CZ-7522/TR-3481 0—EA No. 41394

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- ☐ The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- ☒ Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- ☐ A Phase I cultural resource study (RI-) identified one or more cultural resources.
- ☐ The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- ☐ A Phase I cultural resource study (RI-) identified no cultural resources. Further study is not recommended.
- ☐ There is a low probability of cultural resources. Further study is not recommended.
- ☐ If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- ☐ Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- ☒ The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, Preservation Planning Bulletin 4(a), December 1989.
 - ☒ Phase I Records search and field survey
 - ☐ Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
 - ☐ Phase III Mitigation [Data recovery by excavation, preservation in place, or a combination of the two.]
 - ☐ Phase IV Monitor earthmoving activities

COMMENTS:

If you have any questions, please contact us.

Eastern Information Center



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 17, 2007

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

RE: Change of Zone (CZ) No. 7522, Tentative Tract Map (TR) No. 34810
Proposal: Change the zoning classification from A-1-5 to R-1-
20,000; and to subdivide two parcels into 15 Single Family Residential
with a minimum lot size of .5 gross acre.
APN: 555-310-001

Dear Ms. Esteybar:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Thornton Avenue, south of Stetson Avenue, east of Hemet Street, and west of Soboba Street, in the San Jacinto Valley Area Plan. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

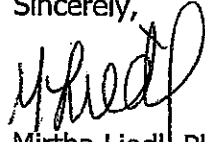
1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD#56380

January 29, 2009

RIVERSIDE COUNTY PLANNING DEPT.
COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1409
4080 LEMON STREET
NINTH FLOOR
RIVERSIDE, CA. 9205-1409

ATTN.: JEFF HORN

RE.: GENERAL PLAN AMENDMENT NO. 1053
CHANGE OF ZONE NO. 7522
TENTATIVE TRACT MAP NO. 34810

GENTLEMEN:

I have received the Notice of Public Hearing and Intent to adopt a mitigated Negative Declaration for February 4, 2009 at the Riverside County Administrative Center.

Due to my work schedule I am unable to attend the meeting, therefore I am opposing the zoning change due to the following facts in writing:

A buildup of approximately 15 homes in this rural area on this corner lot seems to be too much, especially since there is a huge problem with waterpressure in this particular area on Thornton/Hemet Street. My PSI reading without a booster pump is an average of 15 to 19. Every home in this area has to have a booster pump for a decent water pressure

Drainage problem during the rainy season, as you can tell from the enclosed pictures, did not develop properly (1) can be re-submitted

Traffic congestion due to the traffic from the local highschool on Stanford and Stetson Avenue and not only from the highschool also from the regular traffic. Stetson is a very busy street.

Page 2

I hope my reservations to this particular project will be taken in consideration.

Please remember this is also an unincorporated area of Hemet, and from past experience with the county of Riverside if there is a problem nothing usually gets done unless something happens. The only streetlight in our area on Thornton has been out for at least one year it is still broken.

Sincerely

A handwritten signature in cursive script, reading "Lucy Rachal". The signature is written in dark ink and is positioned above the typed name and address.

Mrs. Lucy Rachal
42426 Thornton Avenue
Hemet, Ca. 92544

Encs.

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1053 / CHANGE OF ZONE NO. 7522 / TENTATIVE TRACT MAP NO. 34810
– Intent to Adopt a Mitigated Negative Declaration - Applicant: CRH Inc. - Engineer/Representative: David Evans and Associates - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Northerly of Thornton Avenue, southerly of Stetson Street, easterly of Hemet Street, and westerly of Soboba Street - 10.08 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current Land Use Designation from Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to Community Development: Low Density Residential (LDR) (1/2 Acre Minimum). The Tentative Tract Map is a proposal for a Schedule B subdivision of 10.08 gross acres into 15 residential lots with a minimum lots size of 0.5 gross acres. Proposed lot 13 has an existing single family residence to remain – APN(s): 552-250-008, 555-310-002. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 4, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/1/08,

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

APN (s) or case numbers TR 34810 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

V-R. Ros 10/14/08
Expires - 4/1/09

APN: 552240010 ASMT: 552240010
VERDUGO HOMES INC
155 N GIRARD ST
HEMET CA 92544

APN: 552250001 ASMT: 552250001
MICHAEL W FREE
SUZANNE M FREE
26820 HEMET ST
HEMET CA. 92544

APN: 552250002 ASMT: 552250002
EUGENE W REBER
CARYL LEE REBER
P O BOX 673
HEMET CA 92546

APN: 552250005 ASMT: 552250005
U S BANK NATL ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 552250006 ASMT: 552250006
BOBBY JOE KEYS
MARRIETTA KEYS
42325 STETSON AVE
HEMET CA. 92544

APN: 552250011 ASMT: 552250011
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GARRETT KENT SPATES
1162 E AGAPE
SAN JACINTO CA 92583

APN: 552250017 ASMT: 552250017
ARTHUR D POLO
EVA L POLO
42300 STETSON AVE
HEMET CA. 92544

APN: 552260005 ASMT: 552260005
S V INV INC
P O BOX 2353
BAKERSFIELD CA 93303

APN: 552260014 ASMT: 552260014
MARY SAMSON
42395 STETSON AVE
HEMET CA. 92544

APN: 552260015 ASMT: 552260015
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SUSAN M GORMAN
42377 STETSON AVE
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UNKNOWN
0

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MICHELLE M BASSETT
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MARION B SMITH
32 KENNEBEC AVE
LONG BEACH CA 90803

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MICHAEL RODRIGUEZ
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ALICE N RHOADS
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SANTA FE SPRINGS CA 90670

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KATHLEEN A EDWARDS
21730 LONGS PEAK LN
PARKER CO 80138

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CHRIS M SCHUERMAN
KELLY J HOPPER
42150 JENNIFER AVE
HEMET CA. 92544

APN: 555392021 ASMT: 555392021
ANGELO FORTE
LORETTA FORTE
81751 SAN CRISTOBAL
INDIO CA 92201

APN: 555392022 ASMT: 555392022
LAURED C BOYER
27135 HEMET ST
HEMET CA. 92543

APN: 555392023 ASMT: 555392023
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APN: 555500002 ASMT: 555500002
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LILLIAN MICHELE KICK
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HEMET CA 92544

APN: 555500068 ASMT: 555500068
CHARLES JOHNSON
SHELLEY K JOHNSON
42215 STETSON AVE
HEMET CA 92544

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/13/09,

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

APN (s) or case numbers TR34810 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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NAME: Vinnie Nguyen

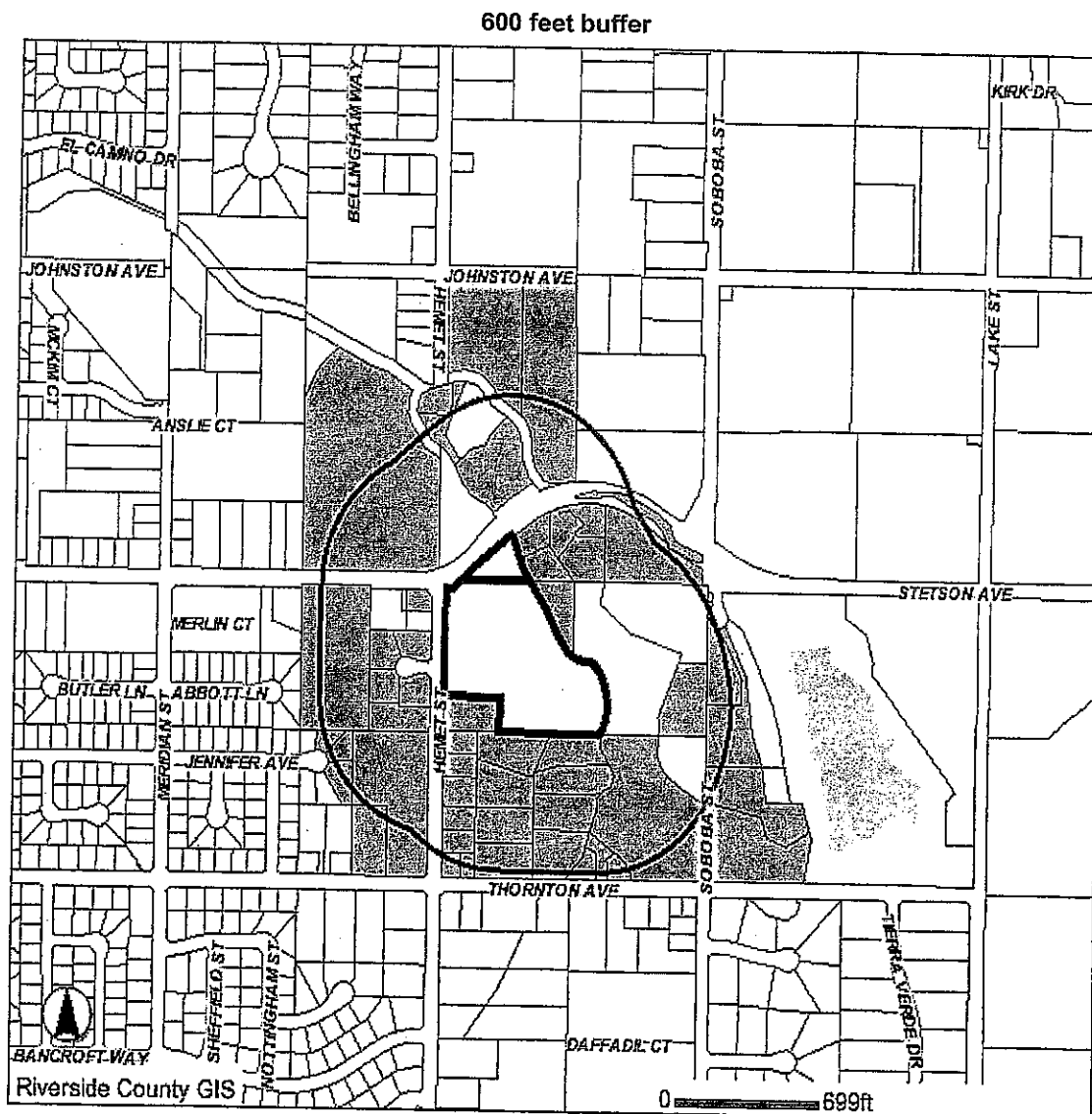
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 5/13/09 
EXPIRES 11/13/09



Selected parcel(s):

552-240-010	552-250-001	552-250-002	552-250-005	552-250-006	552-250-012	552-250-013
552-250-016	552-250-017	552-260-005	552-260-014	552-260-015	552-260-018	555-080-015
555-080-016	555-080-017	555-080-018	555-310-003	555-310-005	555-310-008	555-310-013
555-320-001	555-320-002	555-320-003	555-320-004	555-320-005	555-320-006	555-320-007
555-320-012	555-320-015	555-320-017	555-320-018	555-320-020	555-320-021	555-320-022
555-320-023	555-320-024	555-320-026	555-320-030	555-320-031	555-392-019	555-392-020
555-392-021	555-392-022	555-392-023	555-500-002	555-500-031	555-500-041	555-500-042
	555-500-043	555-500-044	555-500-065	555-500-068		

IMPORTANT

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

MAP PRINTED ON...05/13/2009

APN: 552240010 ASMT: 552240010
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APT 303S
12705 SE RIVER RD
PORTLAND OR 97222

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42215 STETSON AVE
HEMET CA 92544

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

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

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

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

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

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

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

ATTN: Samuel W. Goepp, General
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

BRUDIN MATT
ENGINEERING RESOURCES
3550 EAST FLORIDA AVE STE B
HEMET CA 92544

CRH INC/ROD TIBBITTS
P O BOX 905
HEMET CA 92544

FRICKER JOHN S & MARY LEE
27747 LAKE STREET
HEMET CA 92544

FRICKER JAMES A/LINDA C
27060 HEMET ST
HEMET CA 92544

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0708428

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: CRH INC/ROD TIBBITTS \$64.00
paid by: CK 11119
CFG FOR EA 41394
paid towards: CFG04760 CALIF FISH & GAME: DOC FEE
at parcel: 27060 HEMET ST HEM
appl type: CFG3

By _____ May 22, 2007 11:07
VDOMINGU posting date May 22, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0810116

4080 Lemon Street
Second Floor
Riverside, CA 92502
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Account Code	Description	Amount
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