

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

212B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 24, 2010

SUBJECT: CHANGE OF ZONE NO. 7678 / TENTATIVE PARCEL MAP NO. 36050 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Susan & Leo McGuire – Engineer/ Representative: Richard Valdez, VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum): Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Easterly of Via Vaquero and westerly of Calle La Paz– 20.43 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule “H” subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres - APN: 939-230-003. (Legislative)

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42033**, 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,

Ron Goldman
Planning Director
(continued on attached page)

RG:yc

REVIEWED BY EXECUTIVE OFFICE

DATE 2/24/10
Tina Grande
Departmental Concurrence

Dep't ecomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7678 / TENTATIVE PARCEL MAP NO. 36050

Date: February 24, 2010

Page 2 of 2

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7678**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report, subject to ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36050**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.3: CHANGE OF ZONE NO. 7678 / TENTATIVE PARCEL MAP NO. 36050 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Susan & Leo McGuire – Engineer/ Representative: Richard Valdez, VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum): Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Easterly of Via Vaquero and westerly of Calle La Paz– 20.43 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – APN: 939-230-003. (Legislative)

II. PROJECT DESCRIPTION

The Change of Zone proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule “H” subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres.

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org.

The following spoke in favor of the subject proposal:
Richard Valdez, Applicant’s Representative

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 4-0 (Commissioner Petty Absent), recommended to the Board of Supervisors with modifications;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42033**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7678**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20)

to Residential Agricultural – 5 Acre Minimum (R-A-5) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36050**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SEE ADDENDUM STAFF REPORT FOR MODIFICATIONS

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.: **7.3**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: October 28, 2009

Change of Zone No. 7678
Tentative Parcel Map No. 36050
E.A. Number: 42033
Applicant: Leo and Susan McGuire
Engineer/Representative: Richard Valdez

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

REVISIONS AFTER PLANNING COMMISSION:

During the October 28, 2009 hearing Commissioner Roth requested that the primary septic leach field location on parcel 2 be re-located to be within the graded pad site for parcel 2. Upon further review such a revision would not provide adequate space for a residential structure on the pad without dire implications to the grading for the site, including possible impacts to cultural resources. Thus, the leach fields for the septic location have been left as they were presented to the Planning Commission.

Additionally the Commissioner requested that conditions 10.Planning.29 and 60.Planning. 27 **MAP-PRESERVE CA-RIV-9145** be revised as shown below in italics-

Archaeological site CA-RIV-9145 shall be avoided and preserved by design of this subdivision. There shall be a 50-foot preservation buffer around the site wherein no grading or other disturbance shall be allowed. *Deterrent devices intended to discourage ready access shall be added to the buffer. Said deterrents shall not be fencing but may include plants or additional rocks. All deterrents shall be acceptable to the Special Interest Monitor and the Archeologist.*

The County Archeologist and the Pechanga Tribal representative, Anna Hoover, have reviewed the change and find it appropriate.

Agenda Item No.: 7.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: October 28, 2009

Change of Zone No. 7678
Tentative Parcel Map No. 36050
E.A. Number: 42033
Applicant: Leo and Susan McGuire
Engineer/Representative: Richard Valdez

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7678 proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 36050 is a Schedule “H” subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres.

The project site is located in the community of Santa Rosa of the Southwest Area Plan in Western Riverside County. More specifically, the site is located easterly of Via Vaquero and westerly of Calle La Paz (Assessor’s Parcel Number 939-230-003). Additionally, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided access, slope and soil conditions are met.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural – 20 Acre Minimum (R-A-20) |
| 4. Proposed Zoning (Ex. #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 20 Acre Minimum (R-A-20) to the east, south, and west, Rural Residential (R-R) to the west and Light Agriculture 10 Acre Minimum (A-1-10) to the southeast. |
| 6. Existing Land Use (Ex. #1): | Vacant land |
| 7. Surrounding Land Use (Ex. #1): | Vacant land to the north, south, and west, orchards to the south, and a single-family residential home to the east |
| 8. Project Data: | Total Acreage: 20.43
Total Proposed Lots: 3
Proposed Min. Lot Size: 5 acres (gross)
Schedule: H |
| 9. Environmental Concerns: | See attached environmental assessment |

ARR
10/5/09

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42033**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7678**, amending the zoning classification for the subject property from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36050**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is not in conformance with the Rural: Rural Mountainous (RM) (10 Acre Minimum) Land Use Designation; however, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met. This project is in conformance with these additional requirements and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the 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 Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.
2. Residential parcels with a minimum of five (5) acres, are permitted in the Rural: Rural Mountainous (RM) (10 Acre Minimum) designation in conjunction with the Santa Rosa Plateau/De Luz Policy area.

3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) to the north, east, south, and west .
4. The zoning for the subject site is Residential Agricultural – 20 Acre Minimum (R-A-20).
5. The project proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres is a permitted use, subject to approval of a tentative parcel map in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
7. The proposed subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 20 Acre Minimum (R-A-20) to the east, south, and west, and Rural Residential (R-R) to the west.
9. Similar subdivision have been approved and recorded in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. Environmental Assessment No. 42033 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural resources
 - d. Hazards & Hazardous Materials
 - e. Hydrology/Water Quality

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 city sphere of influence;
 - b. A specific plan area;
 - c. A redevelopment area;
 - d. A Western Riverside Multiple Species Habitat Conservation Project (WRMSHCP) Criteria Cell;
 - e. An agricultural preserve;
 - f. An airport influence area/zone;
 - g. A fault zone;
 - h. A mapped area of susceptibility to subsidence;
 - i. A mapped area of potential for liquefaction;

- j. A community service area (CSA);
 - k. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - l. The Stephens kangaroo rat fee area.
3. The project site is located within:
- a. A High Fire Area and State Responsibility Zone;
 - b. Lighting Ordinance 655 Zone B (20.28 miles);
 - c. The Santa Rosa Plateau/De Luz Policy Area; and,
 - d. The boundaries of the Murrieta Valley Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 939-230-003.
5. This project was filed with the Planning Department on 9/2/2008.
6. This project was reviewed by the Land Development Committee 3 times on the following dates 10/9/08, 1/8/09, and 5/5/09.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$3350.

MS

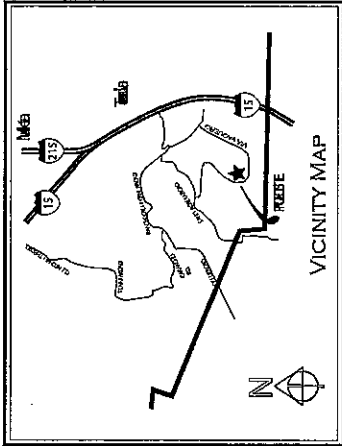
Y:\Planning Case Files-Riverside office\PM36050\DH-PC-BOS Hearings\PM36050_Staff Report (12-29-08).doc

Date Prepared: 9/29/09

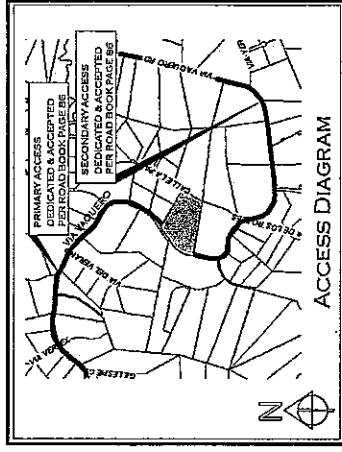
Date Revised:

TENTATIVE PARCEL MAP 36050 - AMENDED NO. 2

A SUBDIVISION OF A PORTION OF SECTION 21 TOWNSHIP 8 SOUTH, RANGE 3 WEST
SAN BERNARDINO BASE & MERIDIAN



McGuire
Grove



OWNER & APPLICANT

Ms. & Mrs. Leo McGuire
P.O. Box 1807
Temecula, CA 92593
760-6957885

UTILITY PROVIDERS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
PHONE: RANCHO CALIFORNIA WATER DIST.
WATER: RANCHO CALIFORNIA WATER DIST.
SEWER: PRIVATE
NAT. GAS: PRIVATE
CABLE TV: PRIVATE

EXHIBIT PREPARED BY

VSL ENGINEERING
40935 COUNTY CENTER DRIVE
TEMECULA, CA 92591
951-286-6930

SCHOOL DISTRICT

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

PROJECT DATA

GROSS ACREAGE: 20.43 ACRES
NET ACREAGE: 19.00 ACRES
EXIST. ZONING PLAN DESIG: R1S (SINGLE-FAMILY MOUNTAINOUS (RM))
EXIST. ZONING: R1S
PROPOSED ZONING: R1S
DEV. PROPOSAL: 3 HOMESITES (5 AC. MIN.)
CURRENT USE: AVOCADO GROVE (NO EXIST. STRUCTURES OR IMPROVEMENTS)

ASSESSOR PARCEL NUMBER

959-230-003

THOMAS BROTHERS COORDINATES

Page 978, Sino C1, C5, D4, D5 (2008 Edition)

LEGAL DESCRIPTION

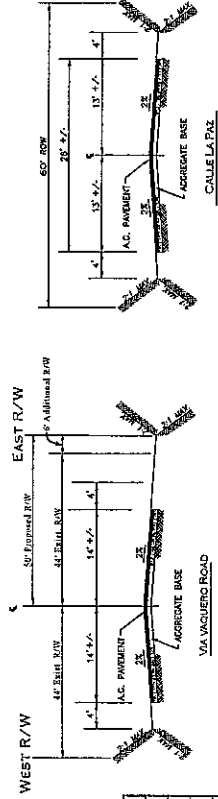
PARCEL 30 OF PARCEL MAP 6935
MAP BOOK 28, PAGE 27

NO.	REVISION DESCRIPTION	DATE



AERIAL PHOTOGRAPH

NOT TO SCALE



DATE: AUGUST 25, 2008

NOTES:

- 1) THIS SITE IS AN ACTIVE AVOCADO GROVE.
- 2) THERE ARE NO IMPROVEMENTS OR STRUCTURES ON THIS PROPERTY. THERE ARE NO WELLS WITHIN 200' OF THE PROPERTY LINE.
- 3) THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- 4) IMPROVEMENTS FOR THIS MAP WILL BE IN ACCORDANCE WITH SCHEDULE "H" OF CHARTER 400, CALIFORNIA WATER DISTRICT.
- 5) THIS PROJECT IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- 6) THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.
- 7) FLOODPLAIN DESIGNATION IS "ZONE" "A".
- 8) OPPOSITE ROAD MAINTENANCE IS BY SANTA ROSA COMMUNITY SERVICES.
- 9) THIS PROJECT IS NOT WITHIN A COMMUNITY SERVICE AREA.
- 10) APPROXIMATE EARTHWORK QUANTITIES: CUT: 36500 CY / FILL: 500 CY.

TENTATIVE PARCEL MAP 36050
AMENDED NO. 2



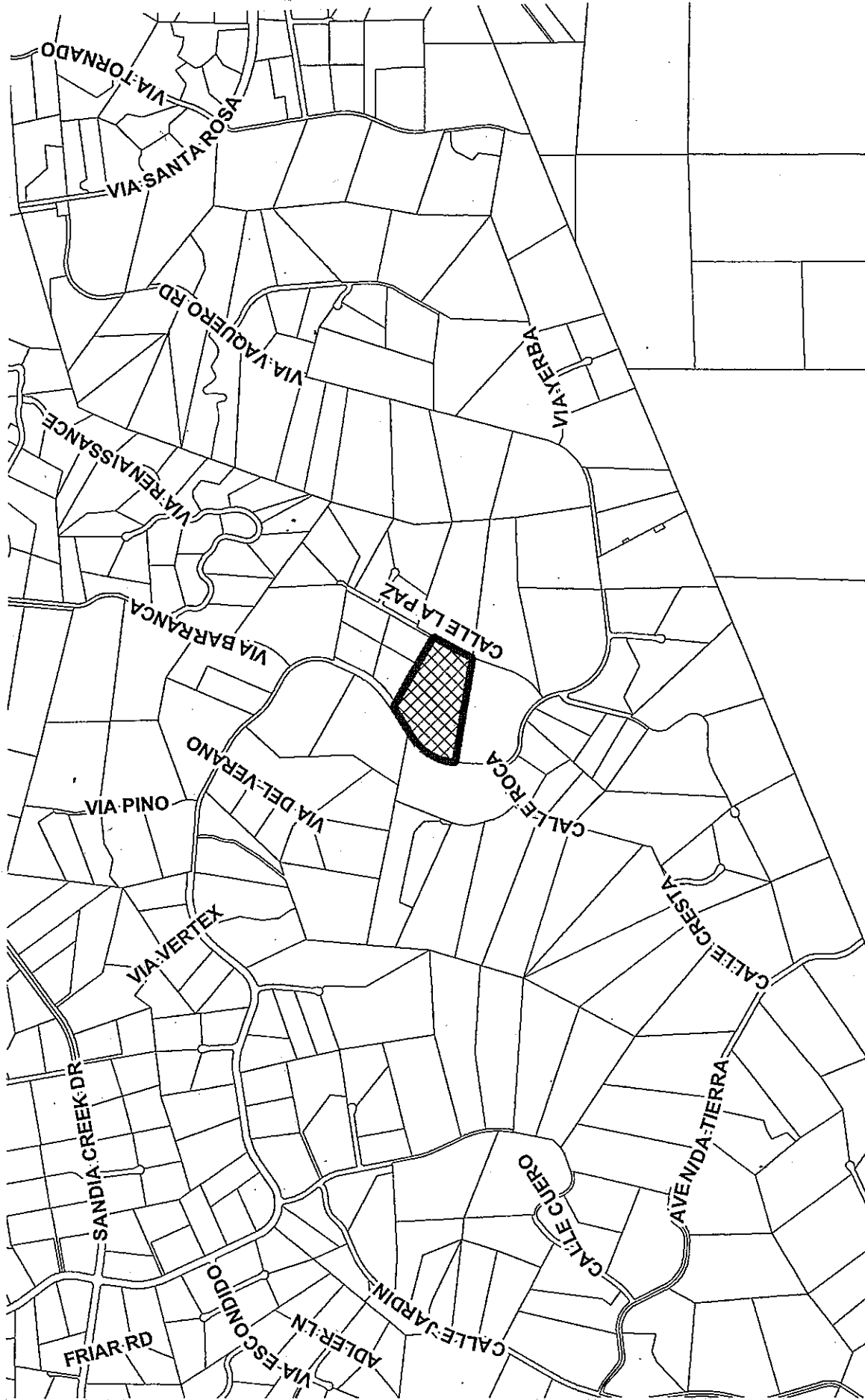
VSL ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING

Printed on Recycled Paper

**CZ07678 PM36050
VICINITY MAP**

Planner: Ivatt Straite
Date: 7/29/09
Exhibit 8

Supervisor: Juster
District: 1
Date Drawn: 7/22/09



RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 939-23
Thomas
Bros. Pg. 978 C4



Area: Rancho California
Township/Range: T8SR3W
Section: 21

Supervisor: Buster
District: 1
Date Drawn: 7/22/09

CZ07678 PM36050

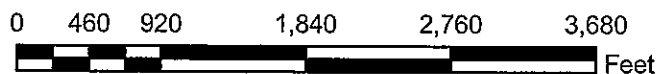
DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 7/29/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section: 21



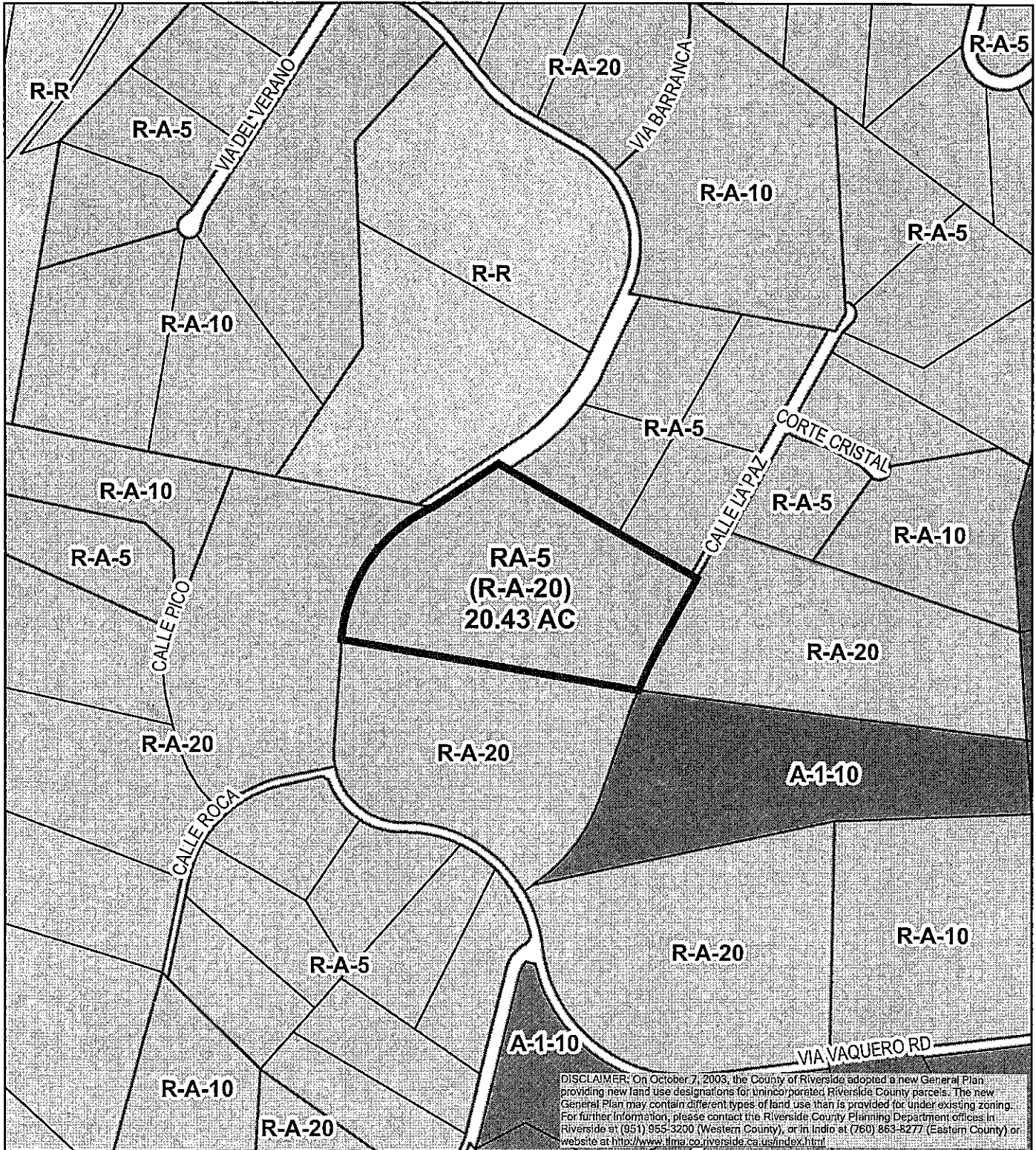
Assessors
Bk. Pg. 939-23
Thomas
Bros. Pg. 978 C4

Supervisor: Buster
District: 1
Date Drawn: 7/22/09

CZ07678 PM36050

PROPOSED ZONING

Planner: Matt Straite
Date: 7/29/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section: 21

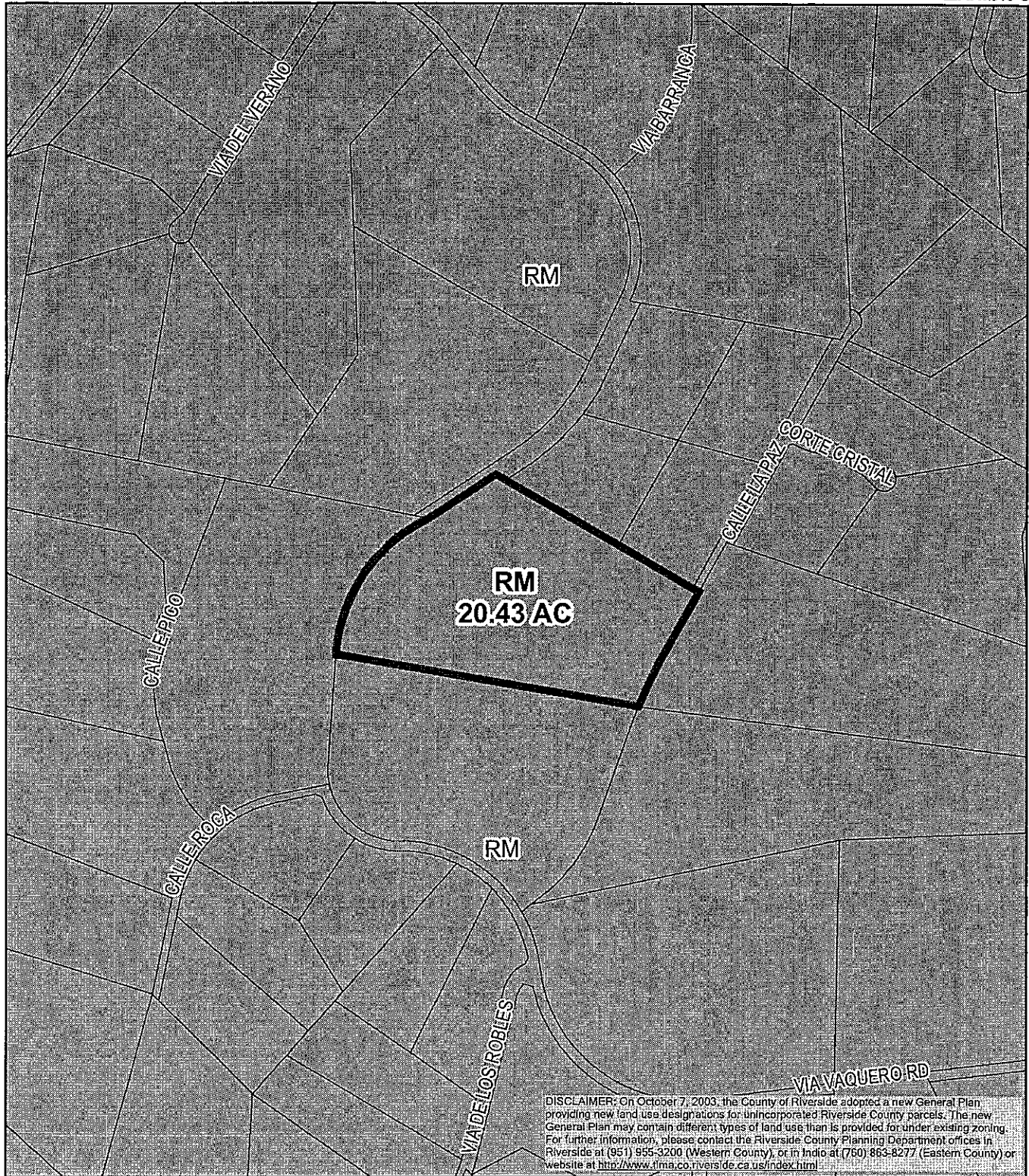


Assessors
Bk. Pg. 939-23
Thomas
Bros. Pg. 978 C4

Supervisor: Buster
District: 1
Date Drawn: 7/22/09

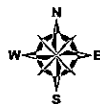
CZ07678 PM36050
EXISTING GENERAL PLAN

Planner: Matt Straite
Date: 7/29/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR3W
Section: 21

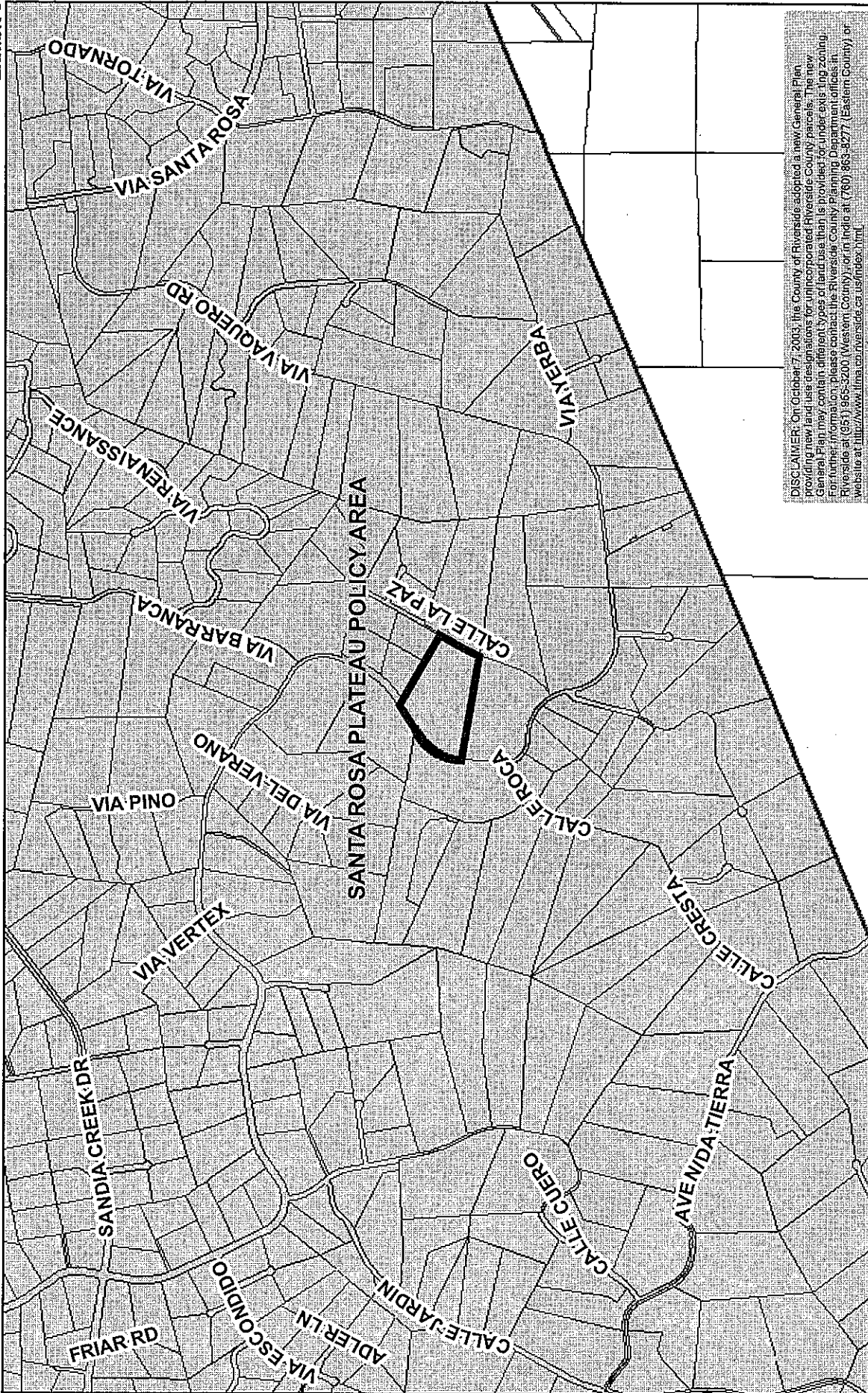


Assessors
Bk. Pg. 939-23
Thomas
Bros. Pg. 978 C4

CZ07678 PM36050
POLICY AREAS

Planner: Matt Straite
 Date: 7/29/09
 Exhibit 8

Supervisor: Buster
 District: 1
 Date Drawn: 7/22/09

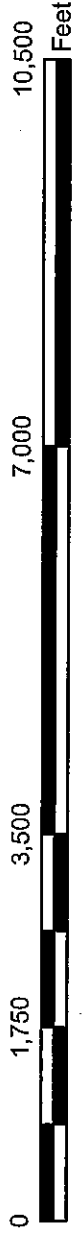


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
 Township/Range: T8SR3W
 Section: 21

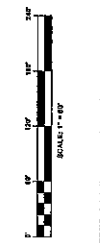
Assessors
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 Thomas
 Bros. Pg. 978 C4



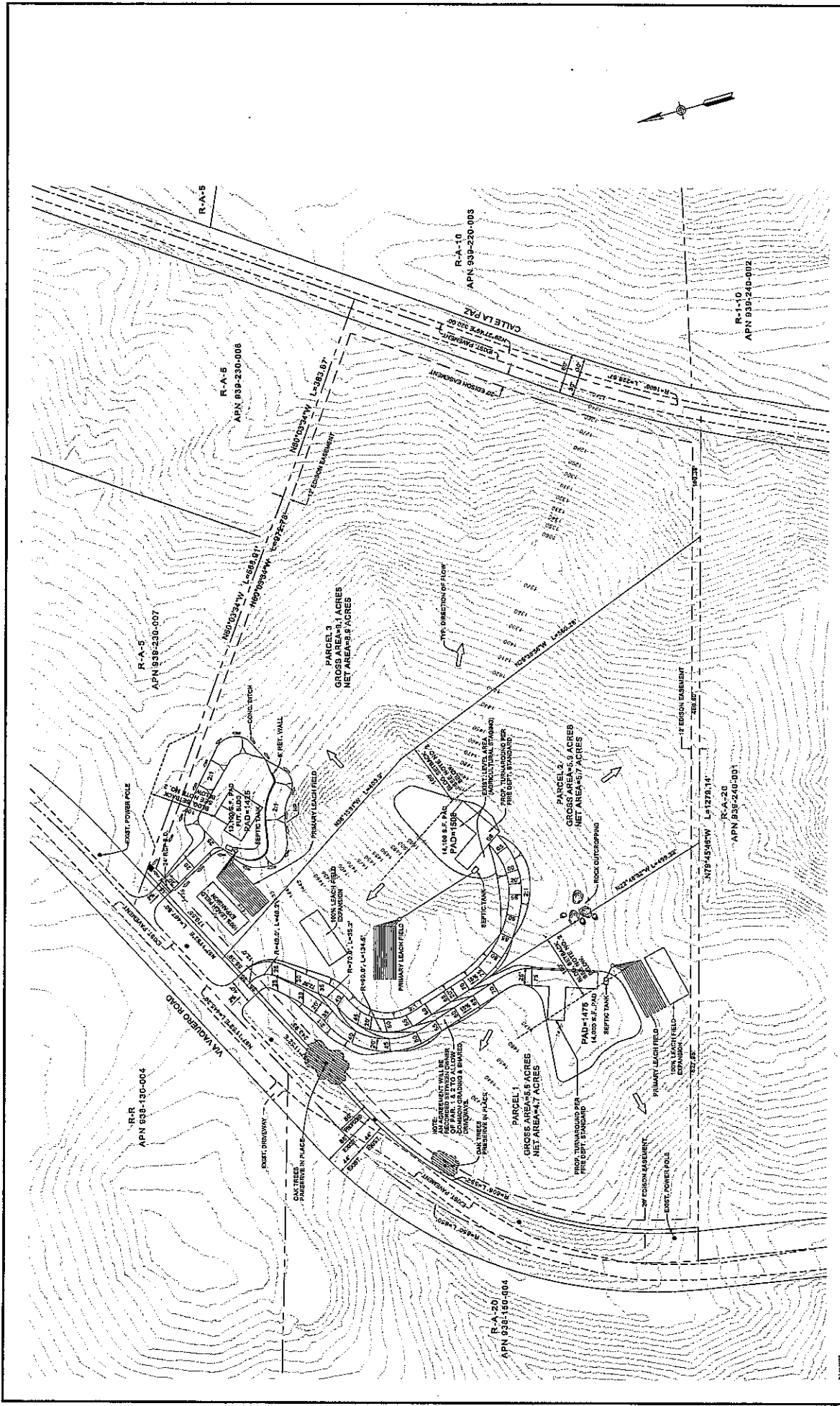
PARCEL MAP - RESIDENTIAL
 COUNTY OF RIVERSIDE
 SCHEDULE "M"
 A.P.N. 939-230-003

VSU
 civil engineering, land
 planning & surveying
 11000 COUNTY CENTER DRIVE, SUITE 100, TEMECULA, CA 92591
 TEL. (951) 261-3744, FAX. (951) 261-3301

PREPARED UNDER THE SUPERVISION OF:
 RICHARD L. VALDEZ
 R.C.E. No. 41898 Eyrpm 12/31/06



- NOTE:**
1. TREES ARE TO BE REMOVED ONLY AS SHOWN. BUILDING PAD AND LANDSCAPE AREAS ALL OTHER TREES ARE TO REMAIN IN PLACE IN ACCORDANCE WITH CONDITIONS OF APPROVAL.
 2. IF ANY OF THE PROPOSED UTILITIES ARE TO BE RELOCATED, THE RELOCATION SHALL BE APPROVED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION AND THE LOCAL AGONY PROPERTY SHALL BE RELOCATED AT THE AGONY PROPERTY'S EXPENSE.
 3. PROPOSED DRIVE SHALL NOT BE GRADED AS SHOWN.
 4. DRIVEWAY FOR PARCELS 1, 2 & 3 SHALL BE PAVED.
 5. LEACH FIELD PERMITS TEST REPORTS PREPARED BY POINTE DEVELOPMENT, LLC.



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42033

Project Case Type (s) and Number(s): Change of Zone No. 7678, Tentative Parcel Map No. 36050

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite, Project Planner

Telephone Number: (951)955-8631

Applicant's Name: Susan and Leo McGuire

Applicant's Address: P.O. Box 1507, Temecula, CA 92583

Engineer's Name: Richard Valdez

Engineer's Address: 40935 County Center Drive, Suite D, Temecula, CA 92592

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7678 proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 36050 is a Schedule "H" subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres.

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

C. Total Project Area: 20.43 Gross Acres

Residential Acres: 20.43

Lots: 3

Units: N/A

Projected No. of Residents: 7

Commercial Acres: N/A

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres: N/A

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: N/A

D. Assessor's Parcel No(s): 939-230-003

E. Street References: Easterly of Via Vaquero and westerly of Calle La Paz

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 8 South, Range 3 West, Section 21

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located in the Southwest Area of the RCIP, more specifically, on the Santa Rosa Plateau. The project site is presently vacant. A majority of the project site consists of slopes of 25 percent or greater. The proposed pad sites have adequately avoided areas of the site with slopes of 25 percent or greater. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. This area has historically supported agricultural cultivation, but has recently begun a transition to estate residential uses.

The site is surrounded by vacant land to the north, south, and west, agricultural orchards to the north, south, east and west and a single-family residential home to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is located in the Southwest Area Plan of the RCIP. The land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum) General Plan designation and the project is located in the Santa Rosa/ De Luz Policy Area which permits 5 acre lots pending some conditions, all of which this project meets.
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** This project avoids natural watercourses, flood plains, and will preserve oak trees.
4. **Safety:** The project is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency (S 5.6) and will implement fire safety standards.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project (N 1.4).
6. **Housing:** The project provides the appropriate number of housing units for the site pursuant to its General Plan land use designation and all applicable Policy Areas.
7. **Air Quality:** The project proposes residential uses, which are considered sensitive receptors. The project uses are protected from polluting point sources (AQ 2.1).

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

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

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

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum)
4. **Overlay(s) and Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: Residential Agricultural- 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 20 Acre Minimum (R-A-20) to the east, south, and west, and Rural Residential (R-R) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

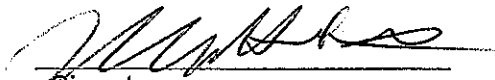
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

will be considered by the approving body or bodies.

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

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


Signature

September 29, 2009
Date

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

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

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway; however, the project site is not visible from Interstate 15, and will not have an impact on Scenic Highways.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural, agricultural and estate-style development. Local aesthetic concerns include negative impacts from the clearing and grading of hillsides, the avoidance of oak trees, existing agricultural trees, and the preservation of natural watercourses. The project proposes grading or ground-disturbing activities to support four building pads, driveways, and septic systems. However, manufactured slopes adjacent to the proposed building pads and driveways have been minimized in accordance with the Santa Rosa Plateau / De Luz Policy Area requirements. Two (2) patches of oak trees located on site will be preserved and the natural watercourses located on site will be avoided (Condition of Approval 10.Planning.7). Additionally the existing agricultural trees will also be maintained so long as it is economically viable to do so (Condition of Approval 10.Planning.23).

Mitigation:

1) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.7, 10. Planning.23).

- 2) The natural watercourses shall be kept free of all buildings and obstructions (Condition of Approval 10.Flood RI.1).

Monitoring: The mitigation measures will be monitored by the Building and Safety Department and Riverside County Flood Control District.

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:

a) The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project is located approximately 28.35 miles from the Mt. Palomar Observatory and is in Zone B of Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project mitigation measures, specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions (COA 50.Planning.23). This is a standard condition of approval and not considered unique mitigation for CEQA purposes.

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?

- b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, impacts will be less than significant level with adherence to County lighting standards.

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) According to RCLIS (GIS database), a portion of the proposed project site is designated as Unique Farmland. Approximately 20.43 acres of agricultural lands will be directly and permanently affected/converted by the project to a non-agricultural use. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the 2003 Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and farmland of statewide importance remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. 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 the findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) According to RCLIS (GIS database), the proposed project site is located adjacent to Agricultural Preserve No. 36 (Rancho California). All grading will be located more than 600 feet from the neighboring Agricultural Preserve and project access will occur on the opposite side of the project site away from the Preserve. The proposed project will not conflict with any Williamson Act Contracts; therefore, there a less than significant impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is located adjacent to agriculturally zoned property. The project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, the applicant or land divider will be required to place a notification on the ECS prior to map recordation stating that Lots 2 and 3 of the proposed project are located partially or wholly within 300 feet of land zoned for agricultural purposes (Condition of Approval 50.PLANNING.25). The land divider will also be required to notify 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 (Condition of Approval 50.PLANNING.26). This is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA. With the inclusion of this note on the ECS, less than significant impacts related to agriculturally zoned properties are anticipated.

d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, less than significant impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

6. **Wildlife & Vegetation**

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

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Department Review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. However, the onsite natural watercourses meet the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. Watercourses are to not be disturbed (Condition of Approval 50.Flood RI.1). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, as stated in Finding of Fact 6a, the natural watercourse will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, no impacts related to threatened or endangered species are anticipated.

c) The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. The project has been required to avoid the natural watercourse (refer to Finding of Fact 6a). The avoidance of said watercourse will reduce impacts, either directly or through habitat modifications, on those species identified as 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. Impacts are expected to be less than significant after mitigation.

d) With avoidance of the natural watercourse, the proposed project will not interfere 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. Therefore, impacts will be less than significant.

e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.Flood RI.1). Therefore, less than significant impacts after mitigation.

f) The Environmental Programs Department did not identify the natural watercourse as 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. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

g) Engelmann oak trees are located on site and have been delineated on the map. The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

Mitigation:

1) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.7, 50.Planning.10, and 60.Planning.1 and 15).

2) Each of the watercourses shall be delineated. The natural watercourses shall be kept free of all buildings and obstructions (Condition of Approval 50.Flood RI.1).

Monitoring: The mitigation measures will be monitored by the Building and Safety Department and Riverside County Environmental Programs Department.

CULTURAL RESOURCES Would the project

7. **Historic Resources**

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

Source: On-site Inspection, Project Application Materials, PD-A-4582R2 prepared by Barbara Loren-Webb from L&L Environmental, Inc., dated 5-28-09.

Findings of Fact:

a) A Cultural Resource Assessment dated May 28th, 2009 found no record of a historic site within the boundaries of the project site. However, upon site inspection a new sit was found and determined to be significant. A 50 foot buffer shall surround the site and be shown on the ECS sheet (Condition of Approval 10.Planning.23)

b) The project will not effect other historic resources besides those being preserved in place on the site.

Mitigation: The project is required to preserve in place an archeological site (Condition of Approval 10.Planning.23).

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-4582R2 prepared by Barbara Loren-Webb from L&L Environmental, Inc., dated 5-28-09.

Findings of Fact:

a) A Cultural Resource Assessment dated May 28th, 2009 found no record of a historic site within the boundaries of the project site. However, upon site inspection a new site was found and determined to be significant. A 50 foot buffer shall surround the site and be shown on the ECS sheet (Condition of Approval 10.Planning.23)

b) The project will not effect other historic resources besides those being preserved in place on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) A Cultural Resources Assessment dated May 28th, 2009 did not identify the project site as being used for religious or sacred uses. The project will have no impact with regard to restricting existing religious or sacred uses.

Mitigation: The project is required to preserve in place an archeological site (Condition of Approval 10.Planning.23).

Monitoring: Monitoring will occur through the Planning Department and the Department of Building and Safety through the plan check process.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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," PD-P-01360 prepared by Barbara Loren-Webb from L&L Environmental, Inc., dated 8-25-09.

Findings of Fact:

a) A specific study was done in August of 2009 and concluded that the property is underlain by the Bedford Canyon Formation and Granitic rocks of the southern California batholith. Research indicates that fossils are rare in rocks of the Bedford Canyon Formation primarily due to the medium to high grade of metamorphism of these rocks in Riverside County. Granitic rocks, due to their igneous origin, are devoid of fossils. The study further concluded that no mitigation was required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a-b) According to RCLIS (GIS database) the proposed project is not located within one-half mile of a earthquake fault and is not located within an earthquake fault zone; therefore, there will be no impacts associated with the exposure of people or structures to adverse effects. Additionally, the project will not place people in an area subject to possible earthquake fault rupture.

Mitigation: No mitigation required.

Monitoring: No monitoring 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) According to RCLIS (GIS database), the proposed project is located in an area which has no potential for liquefaction; therefore, no impact related to liquefaction is expected.

Mitigation: No mitigation required.

Monitoring: No monitoring 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) According to General Plan Figure S-4 the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation required.

Monitoring: No monitoring 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, 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) According to Figure S-9, the proposed project is located within an area with slopes that exceed 25 percent. The project engineer prepared a slope analysis which shows that the site has slopes greater than 25 percent throughout a majority of the site. The Tentative Parcel Map, however, shows that the driveways and building pads will largely avoid those areas with slopes of 25 percent. Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Ground Subsidence

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

Source: Project Application Materials, GIS database

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in a subsistence area; therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

a. Be subject to geologic hazards, such as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the proposed project is in conformance with the Santa Rosa Plateau / De Luz Policy Area guidelines, which limit the amount of grading and reduce the allowable alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

b) The proposed project has been conditioned to limit the steepness of slopes to a ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS Grade.7). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials, Geology Review

Findings of Fact:

a) Graded, but undeveloped land, shall provide in to erosion control planting any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15th to April 15th (Condition of Approval 10.BS Grade.4). There requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

b) Review by the County Geologist did not indentify expansive soils as an issue of concern. Therefore, the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) As proposed the project would avoid the natural watercourses on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries shall be protected form erosion or other flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.BS Grade.11). With implementation of these measures which are considered standard condition of approval, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, are considered less than significant.

b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.Trans.2). This is a standard condition of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.Grade.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project will be located on land, which is currently vacant. The use of pesticides may have occurred, however, as a result of previous agricultural uses. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.

b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) The project will provide adequate access to the proposed residential use and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.
- b) According to RCLIS (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.
- c) According to RCLIS (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.
- d) According to RCLIS (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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) According to RCLIS (GIS database), the proposed project is located in a high fire area. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout (Condition of Approval 50.Fire.4). In addition, the map has shown a 100-foot setback between residential structures and has a mitigation to require an easement on parcel number 4 (Condition of Approval 50.Fire.1). Fire hydrants are required if any modifications to the conditions are requested (Condition of Approval 60.Fire.7). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation:

- 1) The ECS map must be stamped by the Riverside County Surveyor with the following note: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout. An approved

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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turn-around shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50 feet of the building (Condition of Approval 50.Fire.4).

2) An easement is required to facilitate a 100-foot setback between residential structures on parcel number 4 (Condition of Approval 50.Fire.1). Fire hydrants are required if any modifications to the conditions are requested (Condition of Approval 60.Fire.7).

Monitoring: Monitoring will occur through the Fire Department and the Department of Building and Safety through the plan check process.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) Natural watercourses impact the site. The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. Per flood control conditions of approval (Condition of approval 10.Flood RI. 1), the natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. A note must be placed on the ECS stating that construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces requires a Project Specific Water Quality Management Plan shall be submitted to the District. In addition to the above requirements the developer must practice Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.

b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

c) Water service will be supplied by the Rancho California Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, natural watercourses traverse the site. The parcel layout and building pads have been designed to minimize encroachment into the watercourse (Condition of Approval 10.Flood RI.1). The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourses traverse the site. The project design will minimize encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The proposed project is not anticipated to substantially degrade water quality. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation:

1) All natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood RI.1). Also see section 24 Mitigation Measures.

Monitoring: Monitoring will occur through the Building and Safety Department and the Department of Building and Safety through the plan check process.

24. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) There is adequate area outside of the natural watercourses for building sites. The natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. (Condition of Approval 50.Flood RI.1). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (five-acre minimum) and the amount of additional impervious surfaces, offsite flows would not be affected by implementation of the proposed project. If impervious surfaces over 5,000 square feet are constructed they will require a WQMP, per Flood conditions. (Condition of Approval 50.Flood RI.1) Therefore, the impact is considered less than significant with mitigation.

c) The proposed project would not 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. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation:

- 1) All existing drainage features shall be kept clear and a WQMP shall be required for all impervious surfaces over 5,000 square feet of actual lot development (Condition of Approval 50.Flood RI.1).
- 2) All natural watercourses will be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (Condition of Approval 10.Flood RI.1).

Monitoring: Monitoring will occur through the Flood Control Department and the Department of Building and Safety through the plan check process.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project is proposing residential uses which are in compliance with the future anticipated growth on the Santa Rosa Plateau. The proposed project will not result in an alteration of the present or planned land use of this area.

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

Mitigation: No mitigation required.

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

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently zoned Residential Agricultural - 20 Acre Minimum (R-A-20). The project proposes to change the existing zoning classification of the site to Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed development will be in compliance with the standards for the proposed zoning, R-A-5.

b) The site is surrounded by land which is zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 20 Acre Minimum (R-A-20) to the east, south, and west, and Rural Residential (R-R) to the west; therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by vacant land and single-family residences. The project is proposing residential uses which will be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). According to Southwest Area Policy 5.1, parcels located within the Santa Rosa Plateau/ De Luz Policy Area are allowed a minimum lot size of five (5) acres within the R:RM land use designation. This project is consistent with the policy because it has provided access and minimized grading to be consistent with the land use designation and policies of the General Plan.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

- a. For a project located within an airport land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

a) Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings (Condition of Approval 10.PLANNING.18). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

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

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

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 31a, construction hours would be limited due to Ordinance 457. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the addition of three (3) residential parcels, which equates to an increase of seven (7) additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the proposed project will not have a significant impact on fire services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35. Sheriff Services

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

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the proposed project will not have a significant impact on sheriff services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36. Schools

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

Findings of Fact:

The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees (Condition of Approval 80.Planning.8). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

37. Libraries

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

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (Condition of Approval 10.Planning.14), the project will not have a significant impact on library services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Health Services

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

Findings of Fact:

The use of the proposed 20.43-acre parcel would cause an incremental 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 an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

39. Parks and Recreation

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

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

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: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

a) The scope of the proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities such as the 8,300 acre Santa Rosa Plateau Ecological Reserve and parks in the City of Murrieta. Due to the size of the proposed development, which entails the addition of approximately seven (7) persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

a) The proposed project has not incorporated any trails into its design, therefore the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Department of Transportation Review

Findings of Fact:

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) Since the project was not required to submit a traffic study, as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall dedicate for public use sufficient public right-of-way along Via Vaquero for a 50-foot, half-width right-of-way (Condition of Approval 50.Trans.5). These transportation requirements are considered standard conditions of approval and are not considered unique mitigation under CEQA. Therefore, this impact is less than significant.
- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements within the public right-of-way. However, the improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.
- i) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Bike Trails

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

Findings of Fact:

a) The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Rancho California Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the Rancho California Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of three (3) residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

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

g) The project will not require additional government services.

h)The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required..

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

47. 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.

48. 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

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.

49. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15130)

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

GIS: Riverside County Geographic Information System database.

Southwest Area Plan, adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

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

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

MS:rf

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Revised: 12/30/08

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

RCCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative ParcelMap No. 36050 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36050, Amended No. 2, dated 5/18/09.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted a Schedule "H" subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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.

RCCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

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-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

10.BS GRADE. 7 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. 8 MAP-G2.6 SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

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

10.BS GRADE. 10 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.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13 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.

10.BS GRADE. 15 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

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD - WATER SERVICE ONLY

RECOMMND

All lots under Parcel Map#36050 are proposing Rancho California Water District (RCWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service for each lot are met with RCWD, as well as, all other applicable agencies.

At the sole discretion of RCWD, all existing well(s) may need to be properly removed or abandoned under permit with the Department of Environmental Health (DEH). Please contact RCWD for further information.

FIRE DEPARTMENT

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

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#13-HYDRANT SPACING

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of the driveway entrance as measured along approved vehicular

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

RCCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#13-HYDRANT SPACING (cont.) RECOMMND

travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

PM 36050 is a proposal to subdivide 20.43 acres into 3 lots in Southwest area. The site is located easterly of Via Vaquero and westerly of Calle La Paz.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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.

In addition to the above requirements the developer shall practice Site Design Best Management Practices (BMPs) and Source Control BMPs; as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 2 MAP 25% SLOPE ON ECS RECOMMND

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP 25% SLOPE ON ECS (cont.) RECOMMND

residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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.

PLANNING DEPARTMENT

10.PLANNING. 1 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 H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - PRESERVE NATIVE TREES RECOMMND

The existing native oak trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 5 Acre Minimum (R-A-5) zone.

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

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.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be 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. 14 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

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 16 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. 17 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - CONSTRUCTN RELATED NOISE RECOMMND

1. Whenever a construction site is within one-quarter (1/4) mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. All construction vehicles and equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging areas as far as feasible from existing residential dwellings.

10.PLANNING. 21 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. 23 MAP - ON SITE TREE MAINTINANCE RECOMMND

All agricultural tree production and the trees themselves shall remain and shall be farmed by the future parcel owner or by designee, so long as it is economically viable. The absence of economic viability may be demonstrated by evidence which may include mandated water reductions by the appropriate water purveyor, rising water rates, extreme weather conditions, wildfires, adverse economic conditions, and other similar factors. The determination of the absence of economic viability shall be made administratively by the Director of the Planning Department. Lack of appropriate maintenance shall represent a violation of these conditions of approval and is subject to appropriate code enforcement actions. Lack of appropriate maintenance shall include, but not be limited to, removal by any means of live productive fruit

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ON SITE TREE MAINTINANCE (cont.) RECOMMND

bearing trees, a lack of harvesting and/or a failure to remove dead trees.

10.PLANNING. 24 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 25 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

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

10.PLANNING. 27 MAP - PDP01360 RECOMMND

County Paleontological Report (PDP) No. 1360, submitted for this project (PM36050), was prepared by L&L Environmental Inc. and is entitled "Paleontological Assessment of the McGuire Grove Property, APN 939-230-003, PM36050, Located Between Via Vaquero and Valle la Paz, Santa Rosa Plateau, near Temecula, Riverside county California", dated May 12, 2009. In addition, L&L submitted the following document:

"Paleontological Records Search & Survey Report for APN 939 230 003, Near the City of Temecula, Riverside County, California", dated August 25, 2009.

This document is herein incorporated as a part of PDP01360.

PDP01360 concluded:

1.The property is underlain by the Bedford Canyon Formation and Granitic rocks of the southern California batholith.

2.Research indicates that fossils are rare in rocks of the Bedford Canyon Formation primarily due to the medium to high grade of metamorphism of these rocks in Riverside County.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 27 MAP - PDP01360 (cont.)

RECOMMND

3.Granitic rocks, due to their igneous origin, are devoid of fossils.

PDP01360 recommended:

1.No paleontological mitigation measures are required, warranted, or recommended at this time.

PDP01360 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01360 is hereby accepted for PM36050.

10.PLANNING. 28 MAP - PALEO INCIDENTAL FIND

RECOMMND

According to County Paleontological report PDP01360, no paleontological mitigation measures are required, warranted, or recommended at this time. However, should fossil remains be encountered during site development:

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

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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

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

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

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.PLANNING. 28 MAP - PALEO INCIDENTAL FIND (cont.) RECOMMND

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 29 MAP - ARCHAEO SITE PRESERVATIO RECOMMND

Archaeological site CA-RIV-9145 shall be avoided and preserved by design of this subdivision. There shall be a 50-foot preservation buffer around the site wherein no grading or other disturbance shall be allowed.

TRANS DEPARTMENT

10.TRANS. 1 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. 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

RECEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 2 (cont.) RECOMMND

provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 3 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Calle La Paz since adequate right-of-way exists, per PM 29/27-41.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

RCCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP -EASEMENT RECOMMND

PRIOR TO RECORDATION A FUEL MODIFICATION EASEMENT FOR PARCEL #3 SHALL BE RECORDED ON THE ADJOINING PARCEL AS APPROVED BY THE RIVERSIDE COUNTY FIRE DEPT.

50.FIRE. 2 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 3 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 4 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 5 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#73-ECS-DRIVEWAY REQUIR (cont.) RECOMMND

radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6 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.

50.FIRE. 7 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP 25% SLOPE ON ECS RECOMMND

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PARCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 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.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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 five (5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 5 Acre Minimum (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).

50.PLANNING. 7 MAP - QUIMBY JOIN CSA (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that

RCCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - QUIMBY JOIN CSA (1) (cont.) RECOMMND

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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 10 MAP - OAK TREE ESMNT (1) RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.1 has been complied with.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 20 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.

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23

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. 25

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Lot Nos. 2-3, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for 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.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.PLANNING. 26 MAP - AG/DAIRY NOTIFICATION RECOMMND

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.

50.PLANNING. 27 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4582R2 was prepared for this property on May 28, 2009 by L & L Environmental, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. Archaeological site CA-RIV-9145 shall be avoided and preserved by design of this subdivision with a minimum fifty (50) foot buffer around the site."

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT RECOMMND

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

NOTE: The applicant shall provide a reciprocal access easement at the lot line separating parcels 1 and 2 and shall provide a shared driveway at the said point of access as approved by Transportation Department.

50.TRANS. 2 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Calle La Paz and so noted on the final map.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with De Luz Community Services District's recommendations as outlined in their letter dated February 2, 2009.

50.TRANS. 4 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 5 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Via Vaquero Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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. 2 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

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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 Control and Water Conservation District.

60.BS GRADE. 3 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. 4 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. 5 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

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

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.

60.BS GRADE. 6 MAP-EXTG AGRICULTURAL GRADING RECOMMND

Parcel Map 36050 indicates existing agricultural has occurred on parcel 2. All grading performed under an Agricultural Grading/Clearing Registration or any grading performed prior or after and Agricultural Registration acceptance is not to be construed as complying with any County of Riverside grading, building or land use codes or ordinances.

Prior to the issuance of a grading permit, the existing agricultural grading shall be indicated on the grading plan and shall indicate any remedial grading required to bring the grading into conformance with the California Building Code and Ordinance 457. Any existing fill shall be addressed in a soils report and approved by the Department of Building and Safety.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP 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 grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP SUBMIT PLANS (cont.)

RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP. No grading outside the proposed driveways and/or pad sites is permitted with these conditions or this proposed project.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 10 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.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - OAK TREE EASMNT (2) RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

60.PLANNING. 17 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. 18 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. 27 MAP - PRESERVE CA-RIV-9145 RECOMMND

Archaeological site CA-RIV-9145 shall be avoided and preserved by the design of this subdivision through the creation of a preservation buffer area around of the site boundaries of not less than fifty (50) feet.

60.PLANNING. 31 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - HILLSIDE DEV. STANDARDS (cont.) RECOMMND

combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 32 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigation PD-A-4582, a prehistoric archaeological site was identified (CA-RIV-9145) demonstrating the high potential for additional subsurface prehistoric cultural resources on the parcel. This archaeological site shall be avoided and preserved by the design of the subdivision with a 100-foot preservation buffer around the site. Therefore, the remaining area of the parcel, outside of a 100 foot preservation buffer radius from the archaeological site, shall have archaeological monitoring in the event that subsurface cultural deposits are exposed and require mitigation.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

10/08/09
08:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 33 GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of archaeological investigation PD-A-4582 and information submitted by the Pechanga Band of Luiseno Indians, tribal observation of the archaeological monitoring and grading activities is required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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 Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1

ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#36050 (PM#36050) based on Ipointe Developments Soils Percolation Report

CEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

Project#PRJL-070825-1 dated July 31, 2008.

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

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by Ipointe Developments. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

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

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or Assessors's Parcel Number (APN), as well as, ensure that all property corners are clearly staked or marked.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

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.

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 12 MAP - UNDERGROUND UTILITIES RECOMMND

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

RCEL MAP Parcel Map #: PM36050

Parcel: 939-230-003

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ INEFFECT

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY JOIN CSA (2) RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

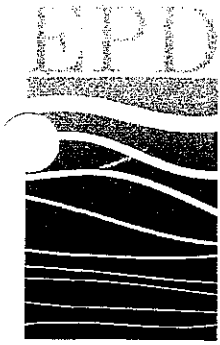
90.PLANNING. 5 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

MEMORANDUM

DATE: 10/08/2008
FROM: Asia J. Baczyk, Environmental Programs Department (EPD)
RE: **PM36050; CZ7678**
LAND DEVELOPMENT COMMITTEE MEETING on October 9, 2008

The proposed project site falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) and is required to provide general habitat suitability assessments to comply with the WRMSHCP requirements. Habitat suitability assessments should include the assessment of Riparian/Riverine and Vernal Pool features on the project site. EPD requires habitat assessments to be conducted by a qualified biologist currently holding an MOU with the County.

Should you have any questions please contact me directly at jbaczyk@rctlma.org or 951-955-8072.

Asia J. Baczyk

Ecological Resources Specialist
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Brenda Dennstedt
Division 3

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Division 4

S.R. Al Lopez
Division 5

September 23, 2008

Matt Straite, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

CHANGE OF ZONE NO. 7678 AND TENTATIVE PARCEL MAP NO. 36050

This letter is in response to your letter dated September 12, 2008. Western Municipal Water District (Western) has no comments on proposed Schedule H subdivision and Change of Zone for Tentative Parcel Map No. 36050. Western does not provide retail water service in the vicinity easterly of Via Vaquero and westerly of Calle La Paz. Our records indicate that the Rancho California Water District is the water purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at 951-789-5000.

A handwritten signature in black ink that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician

TMP:sc

Enclosure

\\wmwd-fsmain\Development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-CZ 7678_TPM 36050.doc

Mail to: P.O. Box 5286, Riverside, California 92517-5286
450 E. Alessandro Blvd. Riverside, California 92508
(951) 789-5000 • FAX (951) 780-3837
www.wmwd.com

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

Ticket date 9-25-08
RECEIVED
SEP 15 2008

DATE: September 12, 2008

TO:

1st Supervisor
1st Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Archaeologist
P.D. Trails Coordinator - J. Jolliffe
Riv. Co. Sheriffs Dept.
Riv. Co. Waste Management Dept.

Tammy/Donna
WMWD/Eng.

Murrieta Valley School District
Western Municipal Water District
Southern California Edison
Southern California Gas
Eastern Information Center (UCR)
Santa Rosa CSD - Rob Holmes

CHANGE OF ZONE NO. 7678, TENTATIVE PARCEL MAP NO. 36050 - EA42033 - Applicant: Susan & Leo McGuire - Engineer/ Representative: Richard Valdez - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Easterly of Via Vaquero and westerly of Calle La Paz-20.43 Gross Acres - Zoning: Residential Agriculture - 20 Acre Minimum (R-A-20) - **REQUEST: The Change of Zone proposes to change the zoning classification from Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule "H" subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres. - APN: 939-230-003**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 9, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: December 3, 2008

TO

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

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

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

TENTATIVE PARCEL MAP NO. 36050, AMENDED NO. 1 – EA42033 – Applicant: Susan & Leo McGuire – Engineer/ Representative: Richard Valdez – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Easterly of Via Vaquero and westerly of Calle La Paz– 20.43 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – **REQUEST: The Tentative Parcel Map is a Schedule “H” subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres. - APN: 939-230-003 – Concurrent Cases: CZ07678**

Please review the attached **Amended** map for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 8, 2009 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 M. Straite, (951) 955-8631, or e-mail at mstraite@rctlma.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

CHANGE OF ZONE NO. 7678 / TENTATIVE PARCEL MAP NO. 36050 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Susan & Leo McGuire – Engineer/ Representative: Richard Valdez, VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum): Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Easterly of Via Vaquero and westerly of Calle La Paz– 20.43 Gross Acres – Zoning: Residential Agriculture – 20 Acre Minimum (R-A-20) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule “H” subdivision of 20.43 acres into three (3) residential parcels with a minimum parcel size of five (5) acres - APN: 939-230-003. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 28, 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 Project Planner, Matt Straite, at 951-955-8631 or email wbugtai@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.

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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/24/2010,

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

APN (s) or case numbers Pm 36050 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

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

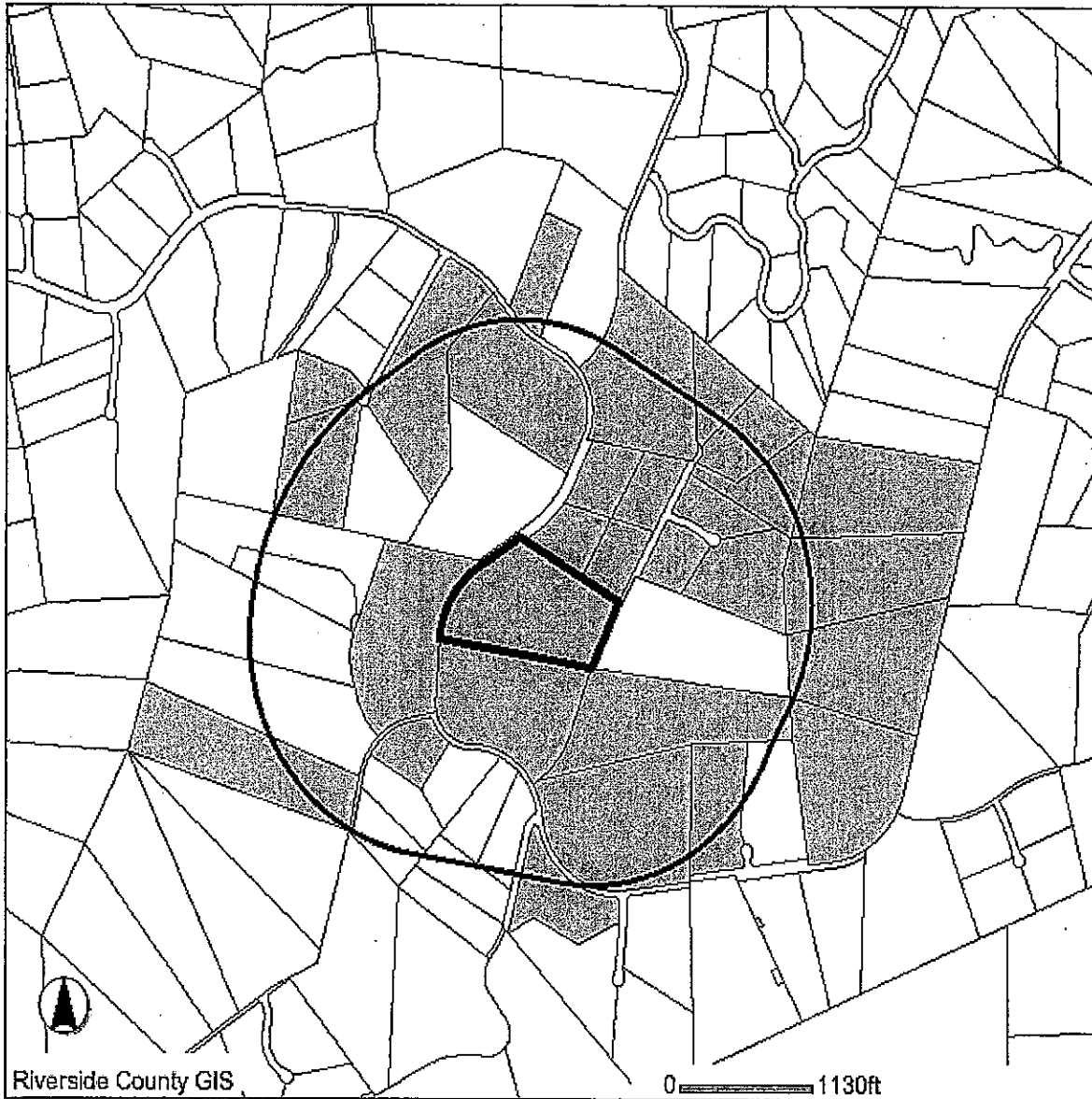
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

2/24/10 CO
EXPIRES 8/24/10

1600 feet buffer



Selected parcel(s):

938-120-005	938-130-003	938-140-010	938-140-011	938-140-015	938-150-004	938-190-001
938-200-006	938-210-004	939-210-001	939-210-002	939-210-003	939-210-004	939-220-004
939-220-005	939-220-006	939-220-007	939-220-008	939-220-009	939-230-001	939-230-003
939-230-004	939-230-005	939-230-006	939-230-007	939-240-001	939-240-002	939-240-005
			939-240-006			

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...02/24/2010



APN: 938120005 ASMT: 938120005
RANCHO CALIF WATER DIST
28061 DIAZ RD
TEMECULA CA 92590

APN: 938130003 ASMT: 938130003
RCM CAPITAL PARTNERS
EUGENE MEHLSCHAU
MICHAEL J CVALETTO RANCHES
GARY L MCMILLAN, ETAL.
C/O GARY MCMILLAN
29379 RANCHO CALIF NO 201
TEMECULA CA 92591

APN: 938140010 ASMT: 938140010
EVANGELOS ROSSOPOULOS
OARIONA LOWE
6881 CAMBRIA COVE CIR
HUNTINGTON BEACH CA 92648

APN: 938140011 ASMT: 938140011
RANCHO 3 FARMS
930 N THOMPSON AVE
NIPOMO CA 93444

APN: 938140015 ASMT: 938140015
HACIENDA ALFONSO GONZALEZ
C/O VICTOR G CARABELLO
1700 E CESAR CHAVEZ L200
LOS ANGELES CA 90033

APN: 938150004 ASMT: 938150004
RR INV GROUP INC
1209 VAN BUREN STE 3
SALTON CITY CA 92225

APN: 938190001 ASMT: 938190001
MOISSES M NAVARRO
11663 MOUNT WAVERLY CT
RANCHO CUCAMONGA CA 91737

APN: 938200006 ASMT: 938200006
JOSEPH A SALINE
THELMA M SALINE
312 EUCALYPTUS DR
REDLANDS CA 92373

APN: 938210004 ASMT: 938210004
I LEE GISLASON
LESLIE LAURA GISLASON
7404 E SADDLEHILL TR
ORANGE CA 92869

APN: 939210001 ASMT: 939210001
JAMES J S PENG
DORIS C PENG
P O BOX 11985
SPRING TX 77391

APN: 939210002 ASMT: 939210002
FRANK K CHEN
TAMMY Y CHEN
12255 VISTA PANORAMA
SANTA ANA CA 92705

APN: 939210003 ASMT: 939210003
ALFRED V VISCO
MARIAN FEDAK VISCO
15 CINCHRING RD
ROLLING HILLS CA 90274

APN: 939210004 ASMT: 939210004
MANFRED O MAUL
HERTA M MAUL
48725 VIA VAQUERO
TEMECULA CA 92590

APN: 939220004 ASMT: 939220004
GREG D SCHROEDER
TERRI L SCHROEDER
26950 CORTE CRISTAL
TEMECULA CA. 92590

APN: 939220005 ASMT: 939220005
GEORGE SHELBY MONGEON
JONITA MONGEON
40180 RORIPAUGH
TEMECULA CA 92591

APN: 939220006 ASMT: 939220006
JOHN SANTILLO
VINCENZA SANTILLO
26955 CORTE CRISTAL
TEMECULA CA. 92590

APN: 939220007 ASMT: 939220007
ALLAN ROSS GOODMAN
MARIAN F GOODMAN
19495 RIVERDALE LN
HUNTINGTON BCH CA 92648

APN: 939220008 ASMT: 939220008
JUAN ANDRADE OCEGUERA
WILMA J RAMOS
1272 CORONET DR
RIVERSIDE CA 92506

APN: 939220009 ASMT: 939220009
DONALD P YOUNG
703 W OLIVE
REDLANDS CA 92373

APN: 939230001 ASMT: 939230001
EPIMENIO AYALA
10232 VALLEY VIEW
WHITTIER CA 90604

APN: 939230003 ASMT: 939230003
LEO L MCGUIRE
SUSAN R MCGUIRE
P O BOX 1507
TEMECULA CA 92593

APN: 939230004 ASMT: 939230004
OCTOBER TRUST
C/O JAMES STRATTON
113 W AVE VALENCIA
SAN CLEMENTE CA 92672

APN: 939230005 ASMT: 939230005
SANDRA NAGEL
45405 CALLE LA PAZ
TEMECULA CA. 92590

APN: 939230006 ASMT: 939230006
MAHMOUD M YAKUT
FELICITAS DOUCETTE
P O BOX 1762
TEMECULA CA 92593

APN: 939230007 ASMT: 939230007
LINCOLN TRUST
KAL H PORTER
P O BOX 5831
DENVER CO 80217

APN: 939240001 ASMT: 939240001
RANDALL T SHOUP
CHRISTINE L SHOUP
P O BOX 2293
TEMECULA CA 92593

APN: 939240002 ASMT: 939240002
RANCHO LA ROSA INC
C/O ROSALIO LOPEZ
6481 MORNINGSIDE DR
HUNTINGTON BEACH CA 92648

APN: 939240005 ASMT: 939240005
GILBERT LAMBUTH STEPHENSON
MARTHALIE CHESNUTT STEPHENSON
6232 PEPPERTREE
YORBA LINDA CA 92686



APN: 939240006 ASMT: 939240006
JOSEPH SERRANTINO
CUC T TRAN
340 COASTLINE DR
SEAL BEACH CA 90740

Consultez la feuille www.avery.com

PM 36050 8/27/2009

Étiquettes faciles à poser

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

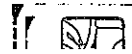
Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Murrieta Valley Unified School District
41870 McCalby Ct.
Murrieta, CA 92562-7036

Santa Rosa Community Services Dist.
41785 Enterprise Circle No., Ste. A
Temecula, CA 92590

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449



Mr. & Mrs. Leo McGuire
P.O. Box 1507
Temecula, CA 92593

Richard Valdez
31805 Temecula Parkway, #129
Temecula, CA 92592



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Environmental Assessment 42033, Parcel Map 36050, and Change of Zone 7678

Project Title/Case Numbers

Matt Straite 951-955-8631
County Contact Person *Phone Number*

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Loe and Susan McGuire PO Box 1507 Temecula CA 92583
Project Applicant *Address*

The project site is located in the community of Santa Rosa of the Southwest Area Plan in Western Riverside County. More specifically, the site is located easterly of Via Vaquero and westerly of Calle La Paz (Assessor's Parcel Number 939-230-003).

Project Location

Change of Zone No. 7678 proposes to change the zoning classification from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). Tentative Parcel Map No. 36050 is a Schedule "H" subdivision of 20.43 acres into three 5 acre minimum parcels.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00). Mitigation measures WERE made a condition of the approval of the project.
3. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

MS/rj
Revised 8/25/2009
Y:\Planning Master Forms\Templates\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42033 ZCFG05384 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7678 / Tentative Parcel Map No. 36050

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: September 29, 2009

Applicant/Project Sponsor: Susan and Leo McGuire Date Submitted: September 2, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07

Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42033 ZCFG5384

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0809284

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MCGUIRE LEO/SUSAN \$64.00
paid by: CK 1370
paid towards: CFG05384 CALIF FISH & GAME: DOC FEE
CALIFORNINA FISH AND GAME FOR EA42033
at parcel #:
appl type: CFG3

By _____ Sep 02, 2008 16:49
LJOHNSOR posting date Sep 02, 2008

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0902364

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MCGUIRE LEO/SUSAN \$1,993.00
paid by: VI 06699C
paid towards: CFG05384 CALIF FISH & GAME: DOC FEE
CALIFORNINA FISH AND GAME FOR EA42033
at parcel #:
appl type: CFG3

By _____ Sep 28, 2009 15:34
JCMITCHE posting date Sep 28, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001995

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: MCGUIRE LEO/SUSAN \$17.25
paid by: VI 014324
paid towards: CFG05384 CALIF FISH & GAME: DOC FEE
CALIFORNINA FISH AND GAME FOR EA42033
at parcel #:
appl type: CFG3

By SBROSTRO Feb 24, 2010 14:28
posting date Feb 24, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

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

Additional info at www.rctlma.org