

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

2138



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 2, 2010

**SUBJECT: CHANGE OF ZONE NO. 7654 / TENTATIVE PARCEL MAP NO. 35896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christian and Deanna Lazoore – Engineer/Representative: Landmark Surveys – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of 60th Street and easterly of Pedley Road – 2.97 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Change of Zone proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1). The Tentative Parcel Map is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet – APN: 165-190-001. (Legislative)

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41937**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7654** in accordance with Exhibit #3, pending final adoption by the Board of Supervisors; and,

Ron Goldman  
Planning Director

RG:vc  
7

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

3/9/10  
Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept't ecomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

16.3

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 4.1: CHANGE OF ZONE NO. 7654 / TENTATIVE PARCEL MAP NO. 35896** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Christian and Deanna Lazoore - Engineer/Representative: Landmark Surveys - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) - Location: Southerly of 60th Street and easterly of Pedley Road - 2.97 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) (Legislative)

II. **PROJECT DESCRIPTION**

The Change of Zone proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1). The Tentative Parcel Map is a Schedule G subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet.

III. **MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner: Christian Hinojosa, Ph: (951) 955-0972 or E-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org)

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41937**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7654** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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](mailto:cgriffin@rctlma.org).

Agenda Item No.: 4.1  
Area Map: Jurupa  
Zoning District: Pedley  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: February 3, 2010

Change of Zone No. 7654  
Tentative Parcel Map No. 35896  
E.A. Number: 41937  
Applicant: Christian & Deanna Lazoore  
Engineer/Representative: Landmark Surveys

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7654** proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1).

**Tentative Parcel Map No. 35896** is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet.

The proposed subdivision is located in the Community of Pedley within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of 60th Street and easterly of Pedley Road.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Vacant Land and Single Family Residence  |
| 2. Surrounding Land Use (Ex. #1):              | Vacant Land and Single Family Residences to the north and south, Vacant Land to the east, and the Pedley Metrolink Station to the west   |
| 3. Existing Zoning (Ex. #3):                   | Light Agriculture - 1 Acre Minimum (A-1-1)   |
| 4. Surrounding Zoning (Ex. #3):                | Light Agriculture - 1 Acre Minimum (A-1-1) to the north, south and east, and General Commercial (C-1/CP) to the west   |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the south and east, and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west |
| 7. Project Data:                               | Total Acreage: 2.97 gross (2.36 net)<br>Total Proposed Lots: 4<br>Proposed Min. Lot Size: 20,000 Square Feet<br>Proposed Schedule Subdivision: 'G'<br>Proposed Zoning: Light Agriculture (A-1)   |
| 8. Environmental Concerns:                     | See attached Environmental Assessment No. 41937  |

ABR1-6-10

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41937**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7654** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed subdivision is in conformance with the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed subdivision is consistent with the proposed Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule 'G' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed subdivision is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area).
5. The public's health, safety and general welfare are protected through project design.
6. The proposed subdivision is clearly compatible with the present and future logical development of the area.
7. The proposed subdivision will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
8. The proposed subdivision will not have a significant effect on the environment.

**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 currently designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.
2. The proposed subdivision, residential parcels, is permitted use in the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the south and east, and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west.

4. The current zoning for the subject site is Light Agriculture - 1 Acre Minimum (A-1-1).
5. The proposed zoning for the subject site is Light Agriculture (A-1).
6. The proposed subdivision, residential parcels, is permitted subject to the approval of a tentative parcel map in the Light Agriculture (A-1) zone.
7. The proposed subdivision is consistent with the development standards set forth in the Light Agriculture (A-1) zone.
8. The project site is surrounded by properties which are zoned Light Agriculture - 1 Acre Minimum (A-1-1) to the north, south and east, and General Commercial (C-1/CP) to the west.
9. Within the vicinity of the proposed subdivision there is Vacant Land and Single Family Residences to the north and south, Vacant Land to the east, and the Pedley Metrolink Station to the west.
10. The improvements proposed for the subdivision are consistent with the Schedule 'G' map requirements of Ordinance No. 460.
11. The Redevelopment Development Agency (RDA) has reviewed the proposed subdivision and has determined that the subdivision is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area).
12. This subdivision is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. Environmental Assessment No. 41937 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Recreation
  - d. Transportation/Traffic

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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. A City of Sphere of Influence;
  - c. The SKR Fee Area (Ordinance No. 663.10);
  - d. An Agriculture Preserve;
  - e. A WRCMSHCP Criteria Cell;

- f. A High Fire area;
- g. A County Fault Zone;
- h. A Flood Zone;
- i. An Area Drainage Plan Area; or,
- j. A Dam Inundation Area.

3. The project site is located within:

- a. The Boundaries of the Jurupa Area Plan;
- b. An MSHCP Fee Area (Ordinance No. 810);
- c. A Development Impact Fee Area (Ordinance No. 659);
- d. The Jurupa Community Service District;
- e. A Circulation Element Right-Of-Way (Major 118' ROW);
- f. The Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area);
- g. The Riverside Municipal Airport Influence Area Zone E;
- h. The Equestrian Sphere Policy Area;
- i. A High Paleontological Potential (High A);
- j. An Area High Liquefaction Potential;
- k. An Area Susceptible to Subsidence; and,
- l. The boundaries of the Jurupa Unified School District.

4. The subject site is currently designated as Assessor's Parcel Number 165-190-001.

5. This project was filed with the Planning Department on 4/25/2008.

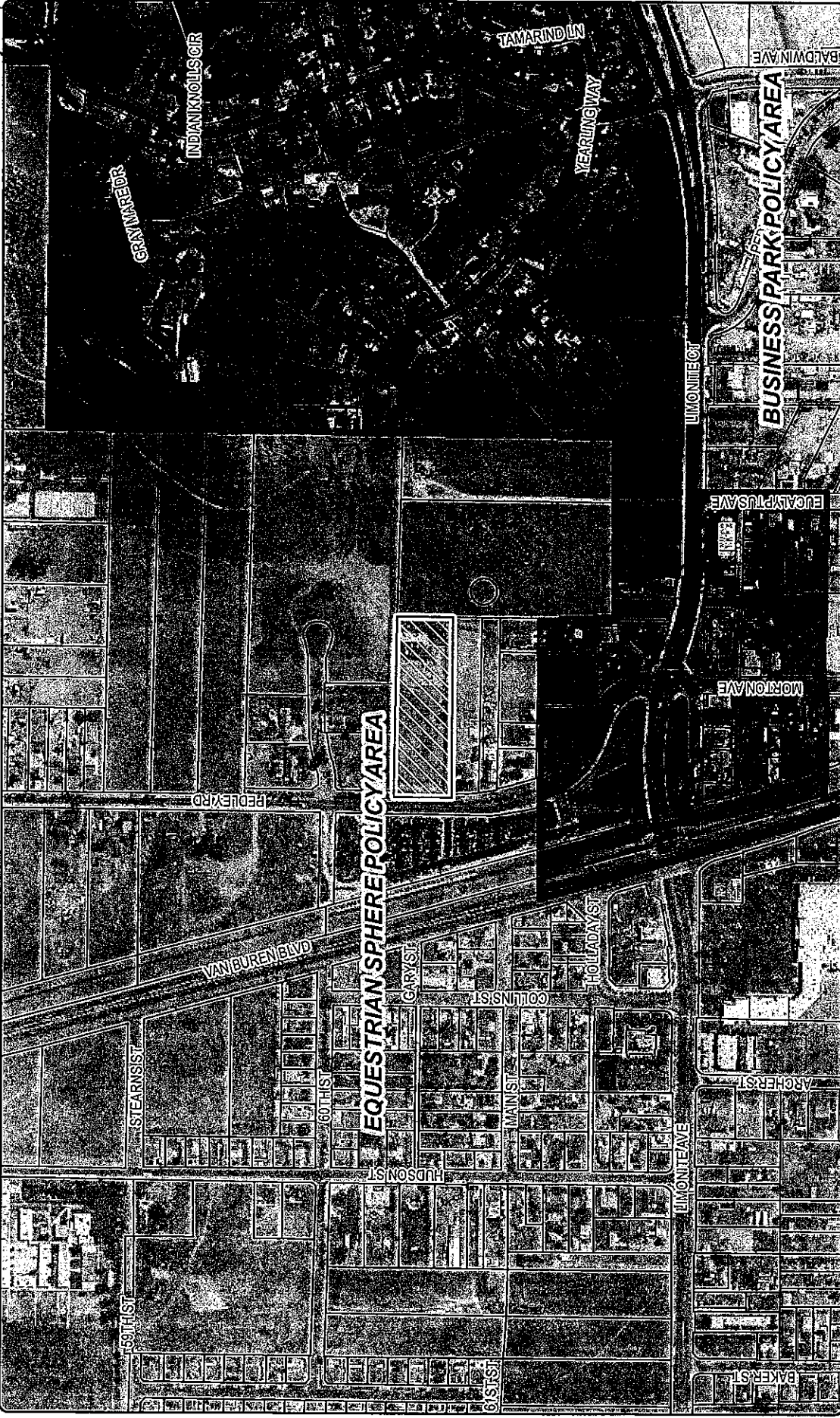
6. This project was reviewed by the Land Development Committee 2 times on the following dates 5/29/2008 and 8/13/09.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$23,435.40.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07654 PM35896  
 VICINITY/POLICY AREAS**

Supervisor Tavagione  
 District 2

Date Drawn: 12/17/2009  
 Vicinity Map



Zoning District: Pedley  
 Township/Range: T2SR6W  
 Section: 23

Assessors Bk. Pg. 165-19  
 Thomas Bros. Pg. 684 E5  
 Edition 2009

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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

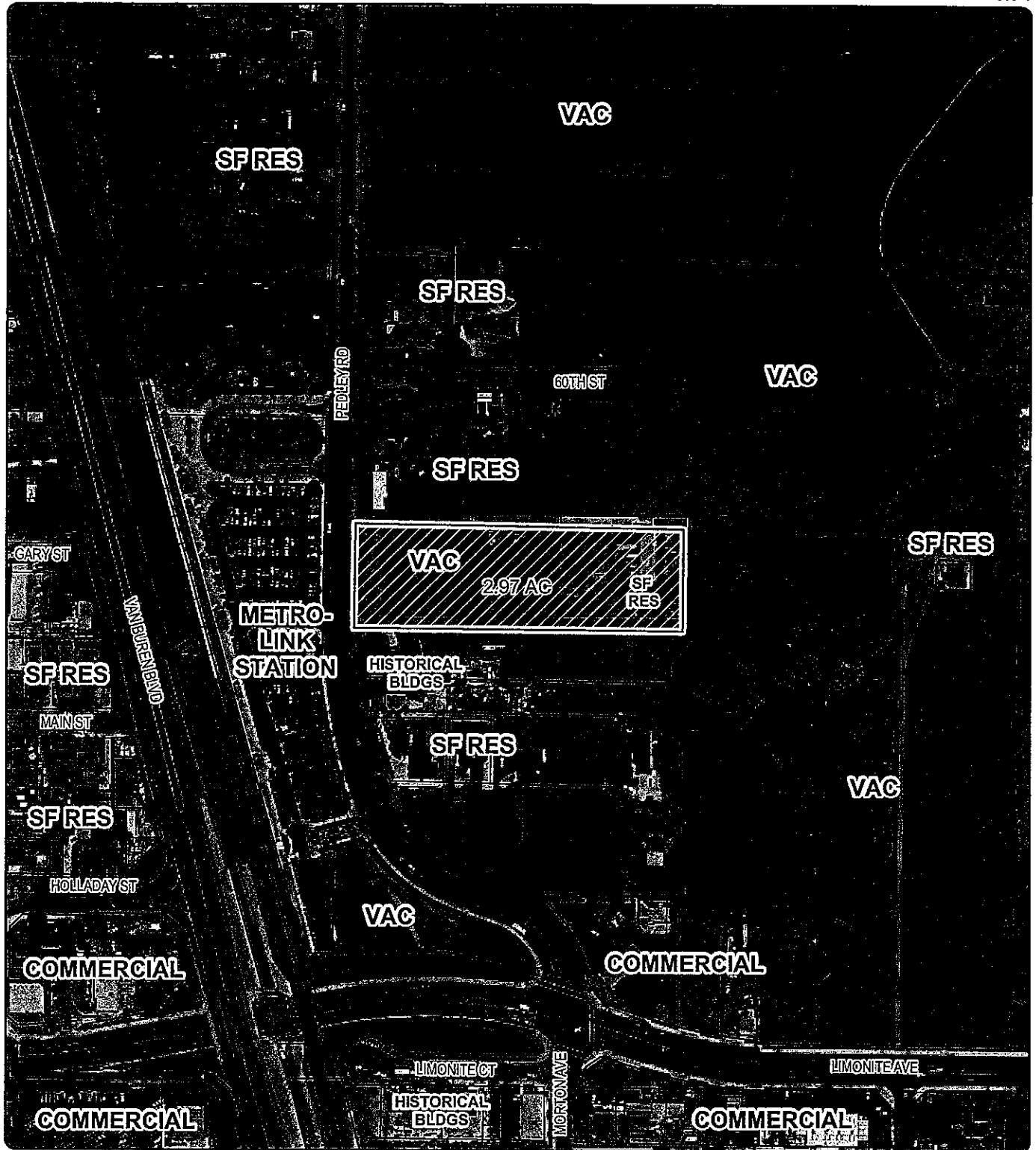
CZ07654 PM35896

LAND USE

Supervisor Tavaglione  
District 2

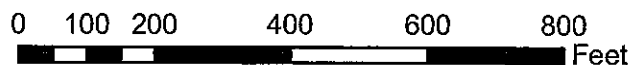
Date Drawn: 12/17/2009

Exhibit 1



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-19  
Thomas Bros. Pg. 684 E5  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

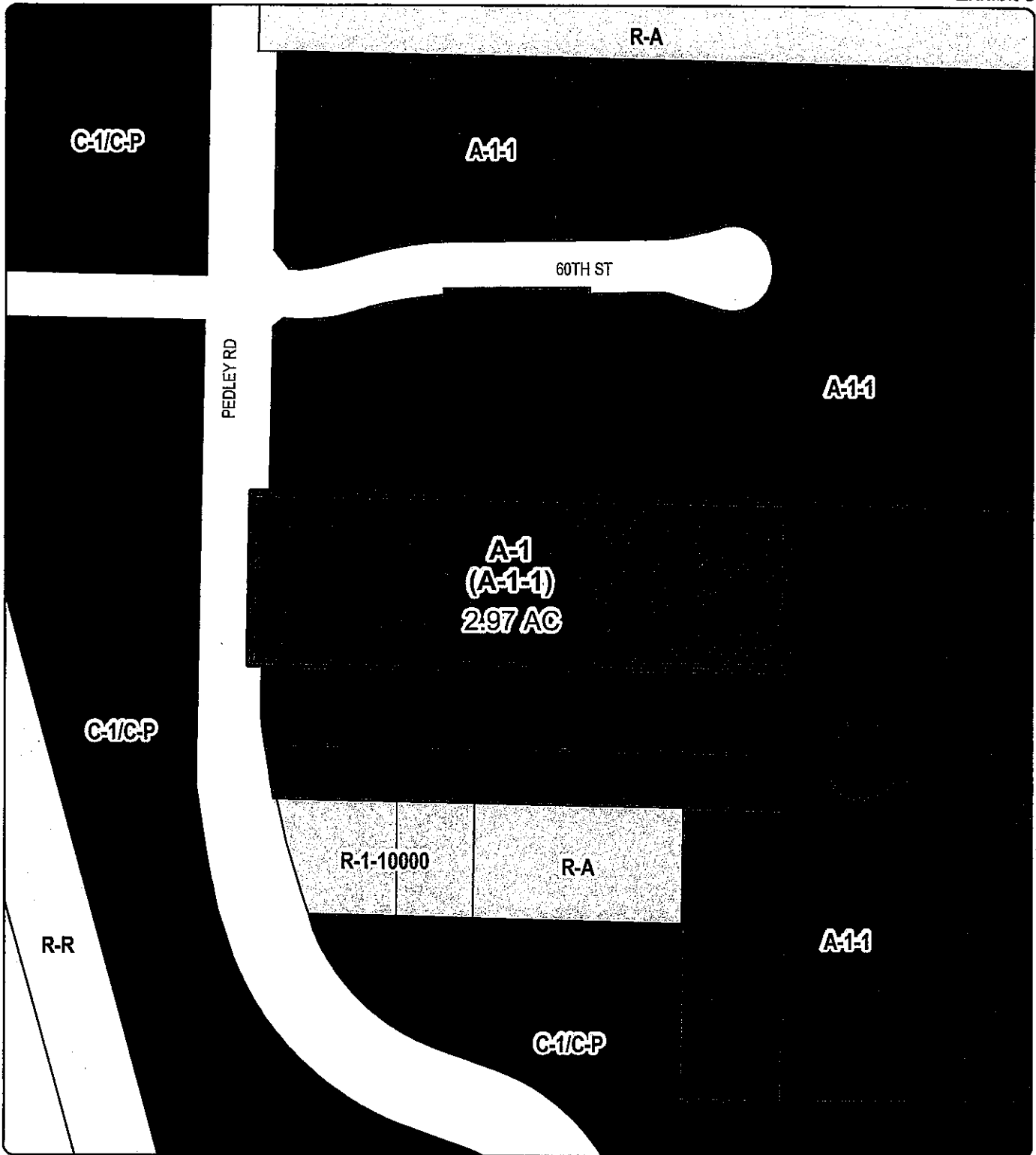
CZ07654 PM35896

PROPOSED ZONING

Date Drawn: 12/17/2009

Exhibit 3

Supervisor Tavaglione  
District 2



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-19  
Thomas Bros. Pg. 684 E5  
Edition 2009



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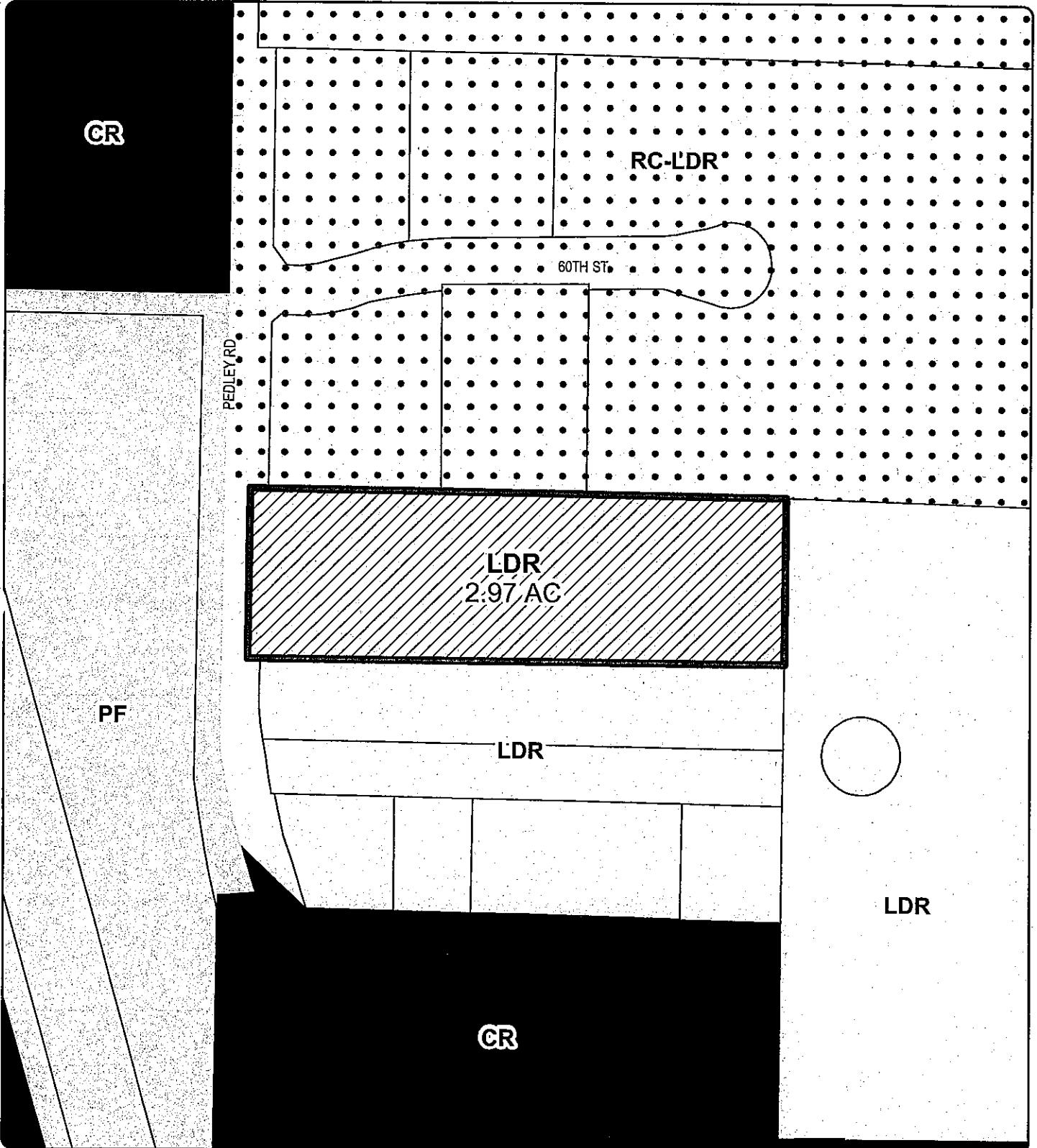


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07654 PM35896  
EXISTING GENERAL PLAN

Supervisor Tavaglione  
District: 2

Date Drawn: 12/17/2009  
Exhibit 5



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-19  
Thomas Bros. Pg. 684 E5  
Edition 2009

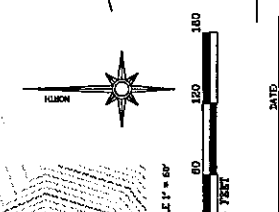
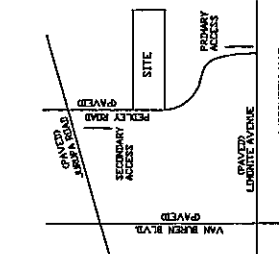
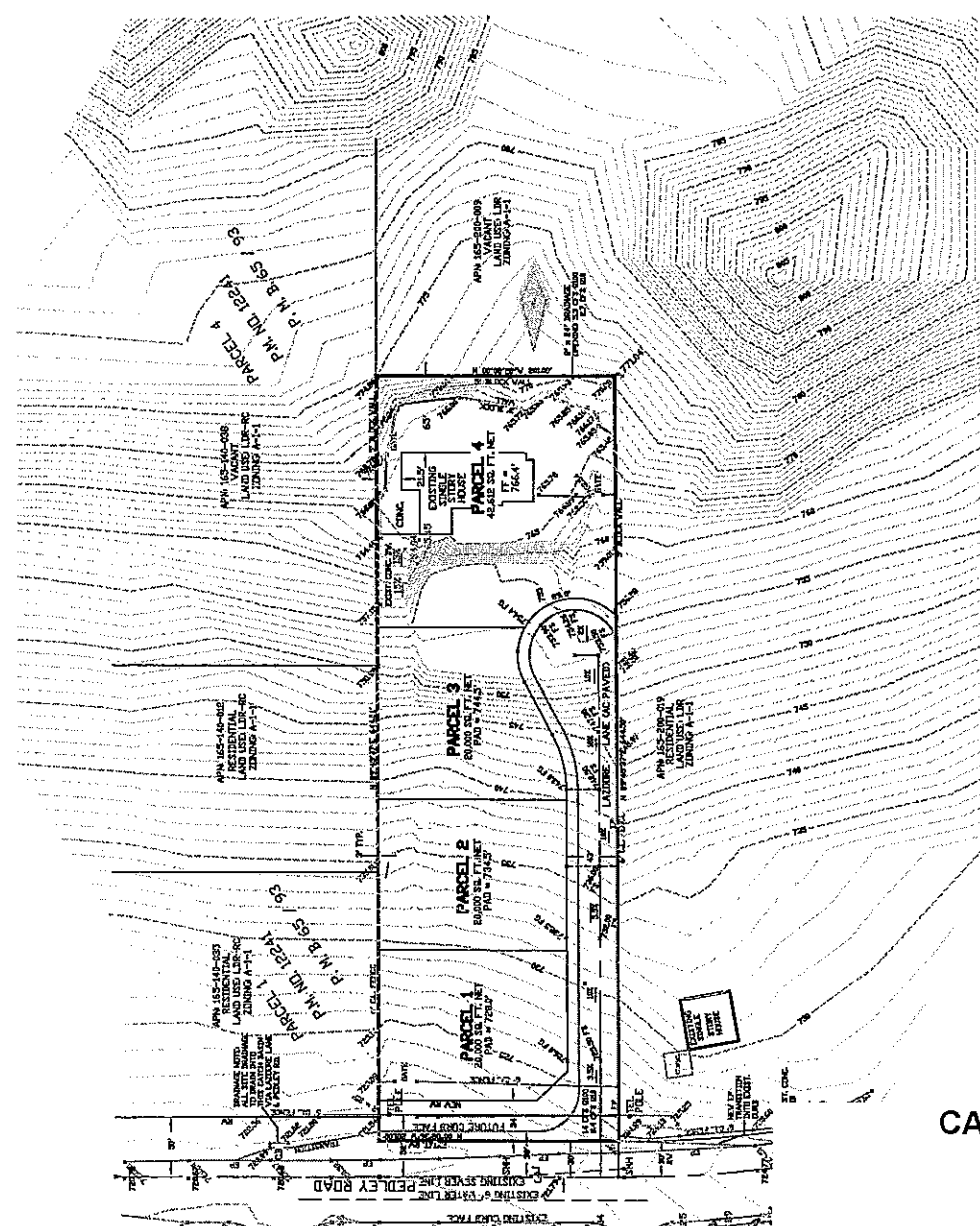
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**CHANGE OF ZONE**  
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA  
 DE THE EAST HALF OF PARCEL 4 AS SHOWN ON RECORD MAP NO. 10690 OF RIVERSIDE COUNTY, VITONIA, CA. REC 07, 1993, P. 180, E34.  
 LANDMARK SURVEYING, INC. APPLICANT/OWNER  
 CHRISTIAN & BEANNA LAZZER  
 6845 FELLETT ROAD  
 RIVERSIDE, CA 92509-5142  
 9510 360-5923

ASSESSOR'S PARCEL NUMBER  
 185-188-00  
 LAND USE AND ZONING  
 EXISTING ZONING A-1.1 PROPOSED ZONING A-1  
**LEGAL DESCRIPTION**  
 A PORTION OF THE EAST HALF OF MAP NO. 10690, BEING THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THE SOUTHERLY RECTANGULAR 1.8639 ACRES.  
**EASEMENT NOTE:**  
 1. THE PROPERTY IS PART OF THE 185-188-00 MAP AS OF THE 1988 RECORD MAP NO. 10690, BEING THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THE SOUTHERLY RECTANGULAR 1.8639 ACRES.  
 THIS EASEMENT SHALL BE LOCATED FROM THE RECORD.  
**UTILITIES**  
 ELECTRIC SEE COM.  
 WATER FROM THE SAN JUAN VALLEY WATER DISTRICT  
 TELEPHONE AND CABLE TELEVISION  
 GAS IS CAL GAS CO.  
**PROJECT NOTES:**  
 1. THE PROPERTY IS PART OF THE 185-188-00 MAP AS OF THE 1988 RECORD MAP NO. 10690, BEING THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°04'05" WEST, 66.60 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°00'00" WEST, 237.99 FEET TO THE POINT OF BEGINNING, THE SOUTHERLY RECTANGULAR 1.8639 ACRES.  
 2. THE SITE IS NOT IN A FLOODPLAIN OR FLOODWAY FLOODE ZONE A.  
 3. THE SITE IS RESIDENTIAL, ALL STRUCTURES SHOWN TO REMAIN.  
 4. FELLETT ROAD IS PAVED.  
 5. TOTAL ACRES = 2.37 ACRES, 237.99 AC.  
 6. THE SITE IS NOT WITHIN A SPECIFIC PLAN.  
 7. THERE ARE NO WELLS OR VITONIA VALLEY WATER DISTRICT.  
 8. SCHOOL ZONING JURISDICTION UNLIMITED.  
 9. PROPERTY IS NOT IN A FLOODPLAIN OR FLOODWAY FLOODE ZONE A.  
 10. PROPERTY IS NOT IN AN AMBUSH HAZARDOUS AREA.  
 11. PROPERTY IS NOT IN A HIGH FIRE AREA.  
 12. THE SITE IS NOT IN A COUNTY SERVICE AREA OR COMMUNITY SERVICE DISTRICT.  
 13. SELECTED.  
 14. SELECTED.  
 15. THERE ARE NO WELLS UPON OR WITHIN 200 FEET OF THE PROPERTY.  
 16. THE PROPERTY IS NOT SUBJECT TO LINDSAFORD OR OTHER GEOLOGIC HAZARDS.  
 17. THE PROPERTY IS SUBJECT TO LINDSAFORD OR OTHER GEOLOGIC HAZARDS.  
 18. BUT IS NOT IN A SPECIAL STUDY ZONE.  
 19. NO CHANGES TO THE ZONING MAP ARE PROPOSED.  
 20. THE ZONING MAP IS SUBJECT TO THE PROVISIONS OF THE ZONING MAP ACT.  
 21. THE ZONING MAP IS SUBJECT TO THE PROVISIONS OF THE ZONING MAP ACT.  
 22. THE ZONING MAP IS SUBJECT TO THE PROVISIONS OF THE ZONING MAP ACT.  
 23. THE ZONING MAP IS SUBJECT TO THE PROVISIONS OF THE ZONING MAP ACT.  
 24. WATER QUALITY TO BE MAINTAINED BY ADHERENCE TO RIVERSIDE COUNTY WATER QUALITY STANDARDS.

**LEGEND:**  
 NY = AREA TO SCALE  
 AR = AREA OF VARY  
 RP = EDGE OF PAVEMENT  
 CL = CENTERLINE  
 SW = SIDEWALK  
 DS = DRIVEWAY  
 CS = CATCH BASIN  
 FL = FLOODLINE  
 SW = SWATH LINE  
 SW = SWATH LINE  
 SW = SWATH LINE



SCALE 1" = 60'  
 GRAPHIC SCALE - FEET

**COUNTY OF RIVERSIDE**  
**CHANGE OF ZONE**  
 NO. 7654  
 FOR CHRISTIAN AND BEANNA LAZZER

**LANDMARK SURVEYS**  
 SURVEYING, MAPPING, ENGINEERING  
 AND CONSULTING  
 2000 S. GARDEN STREET  
 RIVERSIDE, CALIFORNIA 92507  
 PHONE (951) 525-1714  
 FAX (951) 955-3441  
 SCALE 1" = 60'  
 FIELD BOOK REC'D 0807  
 DATE JANUARY 2009

MARK	DESCRIPTION	APPR.	DATE
185-188-00	185-188-00 L&A TO BE USED / FELLETT RD - 41' / 237.99' TO BE	DSC	6/20/99
185-188-00	185-188-00 L&A TO BE USED WITHIN THE 100' CORRECT NET AREA	DSC	11/20/99

**ASSERGE REPORT:**  
 PARCEL 1 0.46 ACRES 0.57 AC. OR  
 PARCEL 2 0.46 ACRES 0.57 AC. OR  
 PARCEL 3 0.46 ACRES 0.57 AC. OR  
 PARCEL 4 0.46 ACRES 0.57 AC. OR  
 TOTAL 1.86 ACRES 2.37 AC. OR

**CASE: CZ07654 AMD. 1**  
**EXHIBIT: A**  
**DATE: 12/21/09**  
**PLANNER: C. Hinojosa**

**TENTATIVE PARCEL MAP 35896**  
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA  
 OF THE EAST HALF OF PARCEL 41 AS SHOWN IN RECORD MAP NO. 10000  
 OF RIVERSIDE COUNTY, WITHIN SAID SEC. 23 T. 2 S. R. 6 W. 13 S. 23 E.

ASSASSIN'S PARCEL NUMBER: 155-159-001  
 APPLICANT/OWNER: CHRISTIAN & BEARNA LAZIERE  
 6046 PELELY ROAD  
 RIVERSIDE, CA 92509-5142  
 (951) 309-7419

LAND USE AND ZONING: EXISTING ZONING A-1-P PROPOSED ZONING A-1  
 LEGAL DESCRIPTION: A PART OF LOT 14 AS SHOWN IN RECORD MAP NO. 10000  
 BEING THE EAST HALF OF PARCEL 41 AS SHOWN IN RECORD MAP NO. 10000  
 BEING THE EAST HALF OF PARCEL 41 AS SHOWN IN RECORD MAP NO. 10000  
 BEING THE EAST HALF OF PARCEL 41 AS SHOWN IN RECORD MAP NO. 10000

EASEMENT NOTE: A EASEMENT FOR WATER MAINS AND SEWER MAINS IS GRANTED TO THE COUNTY OF RIVERSIDE  
 ALONG THE WEST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID LOT 15 TO THE POINT OF  
 BEGINNING THEREON THE SOUTHERLY RECTANGULAR 126-50 FEET.

UTILITIES: ELECTRIC SEC. CORR. CALIFORNIA VALLEY WATER DISTRICT  
 GAS ST. CAL GAS CO.  
 TELEPHONE PACIFIC BELL  
 SANITARY SEWER RIVERSIDE COUNTY WATER

PROJECT NOTES: 1. LOTS 14 AND 15 ARE SHOWN IN RECORD MAP NO. 10000  
 2. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP  
 OF THE LAND DIVIDED  
 3. THERE ARE NO WELLS UPON OR WITHIN 500' OF THE PROPERTY  
 4. THIS PROPERTY IS SUBJECT TO LIQUIDATION, OR OTHER GEOLGIC HAZARDS  
 5. THIS PROPERTY IS NOT IN A SPECIAL STUDY ZONE  
 6. NO COMMON AREAS, OPEN SPACES OR PAVEMENT ARE PROPOSED  
 7. WATER QUALITY TO BE MAINTAINED BY ADHERENCE TO RIVERSIDE COUNTY WATER  
 QUALITY STANDARDS

THOSE ARE NO OTHER RECORDED EASEMENTS ON THE PROPERTY.  
 EARTHWORK QUANTITIES:  
 ESTIMATED BUT NOT FOR BIDDING PURPOSES  
 SEE SHEET 2 FOR DETAILS

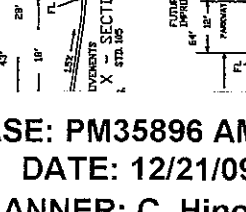
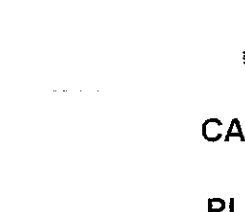
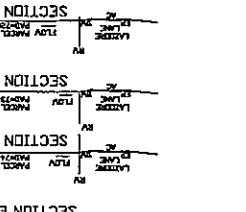
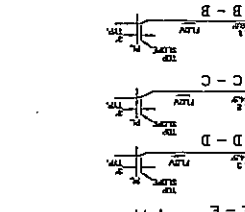
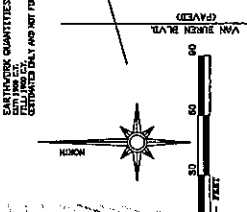
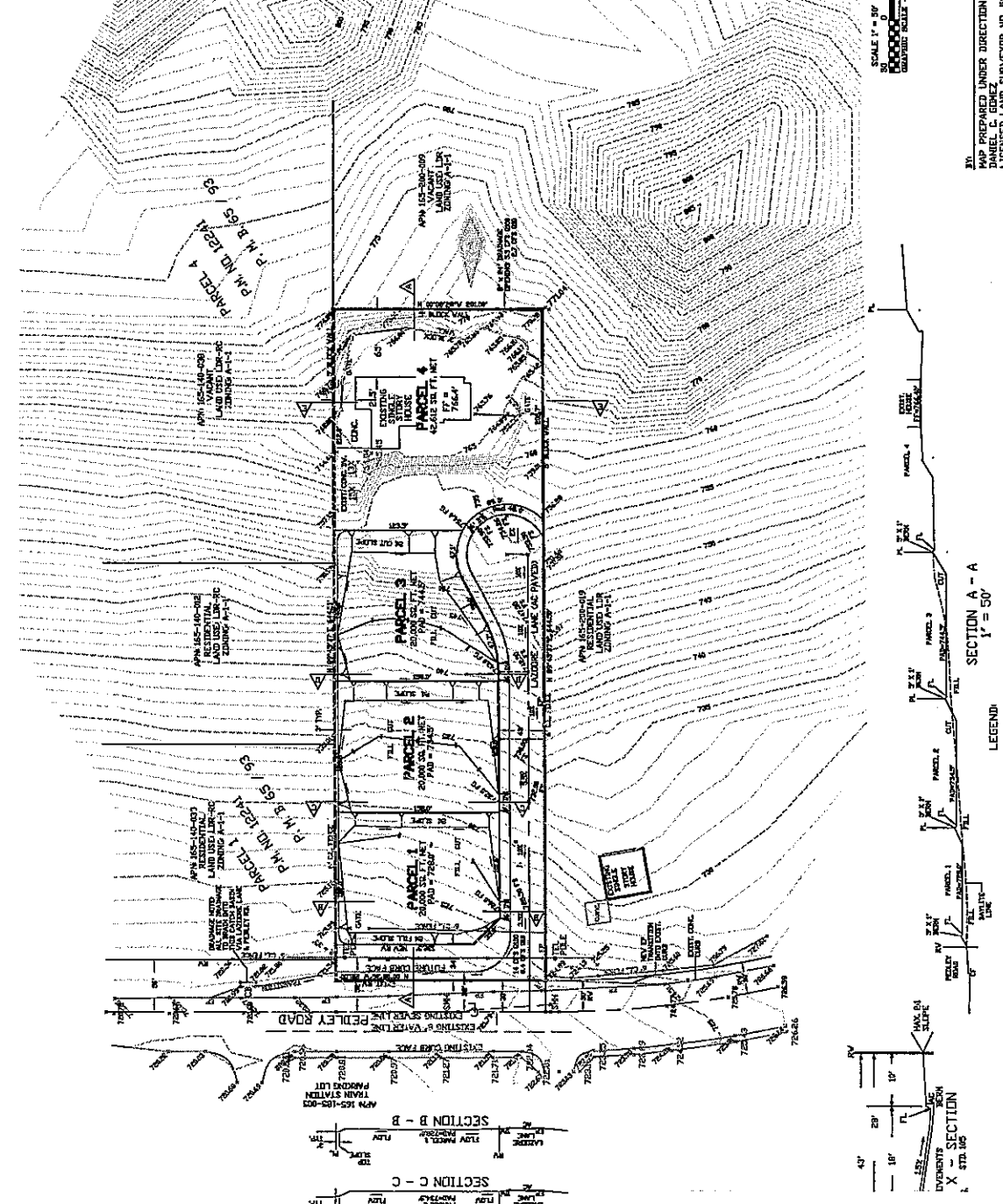
SCALE 1" = 50'  
 SCALE 1" = 20'  
 SCALE 1" = 10'

DATE: 12/21/09  
 PREPARED UNDER DIRECTION OF:  
 LICENSED LAND SURVEYOR NO. 5558

LANDMARK SURVEYS:  
 SURVEYING, MAPPING, ENGINEERING,  
 15156 CHERRY CREEK DRIVE  
 RIVERSIDE, CA 92504  
 PHONE (951) 503-3411  
 FAX (951) 503-3411

SCALE 1" = 50'  
 DATE: JANUARY 2008  
 SOURCE OF INFORMATION: ASSESSOR'S MAP NO. 007  
 MASS BY ELEVATION: 10 34 N. 12-50  
 ELEV = 7171A

COUNTY OF RIVERSIDE  
 TENTATIVE PARCEL MAP  
 NO. 35896  
 SCHEDULE OF SUBDIVISION  
 FOR CHRISTIAN AND BEARNA LAZIERE  
 SHEET 1 OF 1



LEGEND:

- MTS = NOT TO SCALE
- RV = RIGHT OF WAY
- ED = EXISTING DRIVE
- CL = CENTRAL LINE
- SV = SIDEWALK
- AS = ASPHALT
- CB = CATCH BASIN
- FL = FLOW LINE
- SH = SHED
- SW = SWALE LINE

ACREAGE REPORT:

PARCEL 1	0.446 AC.
PARCEL 2	0.446 AC.
PARCEL 3	0.446 AC.
PARCEL 4	0.446 AC.
PARCEL 5	0.446 AC.
TOTAL	2.230 AC.

MARK	REVISION	DATE
100000	REVISED LANE TO BE USED / PELELY RD A-1-P	12/21/09
100000	RE-ALIGN LANE AND BALANCE NOTE 1-P	12/21/09

CASE: PM35896 AMD. 1  
 DATE: 12/21/09  
 PLANNER: C. Hinojosa

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41937

**Project Case Type (s) and Number(s):** Change of Zone No. 7654 and Tentative Parcel Map No. 35896

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Christian Hinojosa, Project Planner

**Telephone Number:** (951) 955-0972

**Applicant's Name:** Christian & Deanna Lazoore

**Applicant's Address:** 6046 Pedley Road; Riverside, CA 92509

**Engineer's Name:** Landmark Surveys

**Engineer's Address:** 14586 Choke Cherry Drive; Victorville, CA 92392

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7654** proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1).

**Tentative Parcel Map No. 35896** is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet.

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

**C. Total Project Area:** 2.97 Gross / 2.36 Net Acres

Residential Acres: 2.97	Lots: 4	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No:** 165-190-001

**E. Street References:** southerly of 60th Street and easterly of Pedley Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 23, Township 2 South, Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north, south and east. Vacant land, residential, and commercial areas currently surround the project site. The project site is mostly vacant with low-growing vegetation. Currently there is an existing 3,663 square foot single family residence and a 1,485 square foot attached garage both to remain in proposed Parcel 4. The topography of the project site is generally level, with a low elevation of approximately 740 feet above mean sea level over the majority of the property.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** The proposed subdivision meets the requirements of the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) General Plan Land Use Designation. The proposed subdivision meets all other applicable land use policies, including the Equestrian Sphere Policy.
2. **Circulation:** The proposed subdivision has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed subdivision. The proposed subdivision meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** A ten to fourteen foot (10'-14') wide trail runs along Pedley Road and the Project Applicant has been conditioned to submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. No natural open space land was required to be preserved within the boundaries of this subdivision. The proposed subdivision meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed subdivision is within an area that has a low subsidence and hydroconsolidation potential. The proposed subdivision is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed subdivision meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the subdivision. The proposed subdivision meets all other applicable Noise element policies.
6. **Housing:** The subdivision proposes to subdivide 2.97 gross (2.36 net) acres into four (4) residential parcels with proposed Light Agriculture (A-1) zoning. The proposed subdivision could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision.
7. **Air Quality:** The proposed subdivision has been conditioned to control any fugitive dust during grading and construction activities. The proposed subdivision meets all other applicable Air Quality Element policies.

**A. General Plan Area Plan(s):** Jurupa Area Plan

**B. Foundation Component(s):** Community Development

**C. Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

**D. Overlay(s), if any:** Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area)

**E. Policy Area(s), if any:** Equestrian Sphere Policy Area

**F. Adjacent and Surrounding:**

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

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

To the North: Rural Community  
To the South: Community Development  
To the East: Community Development  
To the West: Community Development

**3. Land Use Designation(s):**

To the North: Low Density Residential  
To the South: Low Density Residential  
To the East: Low Density Residential  
To the West: Public Facilities

**4. Overlay(s):**

To the North: Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area) and Equestrian Sphere Policy Area  
To the South: Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area) and Equestrian Sphere Policy Area  
To the East: Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area) and Equestrian Sphere Policy Area  
To the West: Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area) and Equestrian Sphere Policy Area

**G. 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

**H. Existing Zoning:** Light Agriculture - 1 Acre Minimum (A-1-1)

**I. Proposed Zoning, if any:** Light Agriculture (A-1)

**J. Adjacent and Surrounding Zoning:**

To the North: Light Agriculture - 1 Acre Minimum (A-1-1)  
To the South: Light Agriculture - 1 Acre Minimum (A-1-1)  
To the East: Light Agriculture - 1 Acre Minimum (A-1-1)  
To the West: General Commercial (C-1/CP)

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources           | <input type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation              |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning             | <input checked="" 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 |

**III. DETERMINATION**

On the basis of this initial evaluation:

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

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

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

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

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

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

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

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

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



environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature



Date January 5, 2010

Christina Hinojosa, Project Planner  
Printed Name

For Ron Goldman, Planning Director

#### IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed subdivision is to subdivide 2.97 gross (2.36 net) acres into four (4) residential parcels. The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County Integrated Plan (RCIP) indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed subdivision.

b) The proposed subdivision will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed subdivision will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS Database, the project site is located approximately 55.36 miles from the Mt. Palomar Observatory. The subdivision is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the RCIP as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection (2008), Project Application Materials

Findings of Fact:

a) The proposed subdivision will result in a new source of light and glare from the addition of security lighting as well as vehicular lighting from cars traveling on adjacent roadways.

b) The proposed subdivision is not expected to create unacceptable light levels. Therefore, the proposed subdivision would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

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

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

Findings of Fact:

a) The project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) The project site will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The project is located wholly within 300 feet of existing agriculturally zoned properties. Lot Numbers 1 - 4, as known on this map, are located partly or wholly 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 (COA: 50.PLANNING.16).

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
applicable air quality plan?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook (1993); AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials; Project Trip Generation Analysis

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic 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.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. 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. (COA: 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The subdivision will not 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 residences to the north and south of the project site, which is considered a sensitive receptor; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The subdivision will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The subdivision will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

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)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy or ordinance?

Source: GIS database, WRMSHCP, On-site Inspection 7/17/08

Findings of Fact:

- a) Based on the MSHCP the subdivision may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, this subdivision will have a less than significant impact with mitigation.
- b) No state or federally listed Threatened or Endangered species are expected to occur nor would the implementation of the proposed project result in take of any state or federally listed Threatened or Endangered species. Thus, the subdivision will not 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.
- c) During the field survey, no burrowing owls or suitable nesting opportunities were observed onsite; however, the subdivision may have a substantial adverse effect on endangered or threatened species. In order to mitigate the potential impacts, a pre-construction survey is required. Therefore, this subdivision will have a less than significant impact with mitigation.
- d) The subdivision will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The proposed subdivision will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The proposed subdivision will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) The proposed subdivision will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA: 60.EPD.1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by the Building and Safety and Environmental Programs Departments through the permitting process.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed subdivision will not alter or destroy an historic site.

b) Development of the proposed subdivision will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.04 and 10.PLANNING.05 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<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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potential impact area?

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes, Project Application Materials

Findings of Fact:

- a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-06). Therefore, this subdivision will have no impact on archaeological resources.
- b) This subdivision will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) This subdivision will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.04 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.
- d) This subdivision will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Paleontological Resources**

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this subdivision will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: Prior to Issuance of Grading Permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. (COA: 60.PLANNING.01). Prior to Final Inspection, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. (COA: 90.PLANNING.01).

Monitoring: Monitoring shall be conducted by Building and Safety through the permitting process.

**GEOLOGY AND SOILS** Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed subdivision will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) The project site is located within an area of high liquefaction potential. The County Geologist has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed subdivision due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

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

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIP Figure S-7 "Documented Subsidence Areas", County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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"/>
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a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sewage disposal systems?

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The subdivision will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The subdivision will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The subdivision will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.02)

b) The subdivision may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed subdivision does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The subdivision may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.02 and 10.BS GRADE.04)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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 is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.05) The RCIP, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Departments of Environmental Health and Fire Review

Findings of Fact:

a-b) During construction of the proposed subdivision, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed subdivision will not create a hazard to the public or the environment.

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

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

e) The subdivision 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, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) Staff Comments, dated May 9, 2008

Findings of Fact:

a-c) The project site is located in Airport Zone E of the Riverside Municipal Airport Influence Area. ALUC staff comments, dated May 9, 2008 concluded that the proposed subdivision is not a major land use action and does not require review. Therefore, the project will not result in a safety hazard for people residing or working in the project area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of

<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
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a) The proposed subdivision will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The subdivision will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The subdivision will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The subdivision will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

e) The subdivision 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The subdivision will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. (COA: 10.BS GRADE.11). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.

g) The proposed subdivision will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The subdivision will not 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Floodplains**

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

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

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

Findings of Fact:

a) The subdivision will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The subdivision will not substantially change absorption rates or the rate and amount of surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The subdivision 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.

d) The subdivision will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<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 subdivision would not result in a substantial alteration of the present or planned land of the area.

b) The subdivision does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The subdivision is consistent with the site's proposed zoning Light Agriculture (A-1).
- b) The surrounding zoning is Light Agriculture - 1 Acre Minimum (A-1-1) to the north, south and east, and General Commercial (C-1/CP) to the west. The subdivision will be compatible with the surrounding zoning classifications.
- c) The project site is designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) in the RCIP and is within the Equestrian Sphere Policy Area of the Jurupa Area Plan. Surrounding properties area also designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the south and east, and Community Development: Public Facilities (CD: PF) (< 0.60 Floor Area Ratio) to the west.
- d) The subdivision is consistent with current land use designations and the policies of the RCIP.
- e) The subdivision will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The subdivision does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the subdivision will not result in the permanent loss of significant mineral resources.

b) The subdivision will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The subdivision will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

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 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, Project Application Materials, Riverside County Airport Land Use Commission (ALUC) Staff Comments, dated May 9, 2008

Findings of Fact:

a-b) The project site is located in Airport Zone E of the Riverside Municipal Airport Influence Area. ALUC staff comments, dated May 9, 2008 concluded that the proposed subdivision is not a major land use action and does not require review. Therefore, the project will not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

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

<b>29. Railroad Noise</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA	A	B	C	D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The project site is located approximately 300 feet west of the Union Pacific Railroad. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>30. Highway Noise</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA	A	B	C	D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The project site is located approximately 4.3 miles east of Interstate Highway -15 and approximately 3 miles north of State Highway 60. The project's land uses would not be sensitive to highway noise; therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>31. Other Noise</b>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA	A	B	C	D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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

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

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

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

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

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

Findings of Fact:

a) The proposed subdivision will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the subdivision.

b) The subdivision might create a substantial temporary or periodic increase in ambient noise levels in the subdivision vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The subdivision will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly

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

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

Findings of Fact:

- a) The subdivision will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on proposed Parcel 4, no displacement of existing housing will occur.
- b) The subdivision could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The subdivision will not displace any people.
- d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Pedley sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed subdivision and it found it to be consistent with the objectives of the Jurupa Valley Redevelopment Project Area.
- e) The subdivision will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**34. Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed subdivision will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the subdivision with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.19)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**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 subdivision will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is viewed as less than significant.

Additionally, the subdivision with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.19)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

Source: Jurupa Unified School District correspondence, GIS database

Findings of Fact:

The proposed subdivision is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the subdivision will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING.07). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

Findings of Fact:

The proposed subdivision will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is viewed as less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the subdivision will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.19)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Health Services**

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

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

Additionally, the subdivision will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.19)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Jurupa Area Recreation and Park District correspondence – Letter dated May 12, 2008 from Frank Guerrero, Assistant to the General Manager

Findings of Fact:

a-b) The proposed subdivision does not include recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is not located within a C.S.A. but is located within the Jurupa Area Recreation and Park District. According to the Letter from the Jurupa Area Recreation and Park District dated May 12, 2008 the proposed project will have a less than significant impact with mitigation (Quimby fees Ord. 460) because the Jurupa Area Recreation and Park District has Landscape Maintenance District responsibilities for developments within their jurisdictional boundaries.

Mitigation: The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Jurupa Area Recreation and Parks District (COA: 50.PLANNING.21 and 90.PLANNING.02).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety plan check process.

**40. Recreational Trails**

Source: Riverside County Parks, RCIP Figure C-7 “Trails and Bikeway System”

Findings of Fact:

The Jurupa Area Plan identifies a ten to fourteen foot (10'-14') wide trail along Pedley Road.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage and landscaping. (COA: 60.PARKS.1)

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: RCIP, Transportation Department Review, Project Trip Generation Analysis, Ord. No. 348, Ord. No 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) Development of the proposed project site will have no impact that will result in inadequate parking.
- c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Bike Trails**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact:

The Jurupa Area Plan identifies a ten to fourteen foot (10'-14') wide trail along Pedley Road.

Mitigation: Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage and landscaping. (COA: 60.PARKS.1)

Monitoring: Monitoring will be conducted by the Riverside County Regional Park and Open-Space District and Building and Safety through the permitting process.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

a) The Jurupa Community Services District will service the subdivision with water. The Riverside County Department of Environmental Health has reviewed this subdivision. The subdivision does not require or 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.

b) There is a sufficient water supply available to serve the subdivision from existing entitlements and resources. This subdivision has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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

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

**44. Sewer**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a) The Jurupa Community Services District will service the subdivision with sewer services. The Riverside County Department of Health has reviewed this subdivision. The subdivision will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This subdivision has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

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

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

**45. Solid Waste**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Is the project served by a landfill with sufficient

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence – Letter dated June 2, 2008 from Mirtha Liedl, Planner.

Findings of Fact:

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**46. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Ord. No 517, Ord. No. 659

Findings of Fact:

a-c) The subdivision will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the subdivision is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for the access to the project site. Overall, the subdivision will have an incremental impact on the maintenance of public facilities, including roads.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The subdivision will not require additional government services.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed subdivision 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. Mitigation measures have been incorporated to protect any biological that may potentially exist on the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed subdivision does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The subdivision does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**VI. EARLIER ANALYSES**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- County Geologic Report (GEO) No. 2162 prepared by Soil Exploration Company, Inc., dated May 5, 2009
- Riverside County Airport Land Use Commission (ALUC) Staff Comments, dated May 9, 2008
- Jurupa Area Recreation and Park District correspondence – Letter dated May 12, 2008 from Frank Guerrero, Assistant to the General Manager
- Riverside County Waste Management District correspondence – Letter dated June 2, 2008 from Mirtha Liedl, Planner.

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

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

TENTATIVE MAP Parcel Map #: PM35896

Parcel: 165-190-001

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 Parcel Map No. 35896 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35896, Amended No. 1, dated 12/21/09.

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 is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet.

The proposed subdivision is located in the Community of Pedley within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of 60th Street and easterly of Pedley Road.

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.

CEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

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

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

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

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

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

10.BS GRADE. 4                    MAP-G1.5 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.

CEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

10. GENERAL CONDITIONS

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-G2.6SLOPE 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.

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. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

CEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

10. GENERAL CONDITIONS

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 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                    GENERAL COMMENTS                    RECOMMND

Per Jurupa Community Services District (JCSD) "will-serve" letter dated February 26, 2008, JCSD will provide water and sewer service. Please note that all existing septic systems must be properly removed / abandoned under permit with Department of Environmental Health upon sewer availability.

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

CEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

10. GENERAL CONDITIONS

10.FIRE. 1                      MAP-#50-BLUE DOT REFLECTORS (cont.)                      RECOMMND

of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                      MAP-#16-HYDRANT/SPACING                      RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

This is a proposal to subdivide 2.98 acres into 4 residential parcels in the Pedley area located northerly of Limonite Avenue, and easterly of Pedley Road.

Our review indicates that the property may be subject to minor amounts of sheet flow runoff from the east. The tentative exhibit shows an 8"x 24" opening in a 5' block wall to convey these flows along eastern boundary. The developer shall provide enough openings in the wall so the flows are not blocked causing flooding on the neighboring property. The District suggests an interceptor ditch or some other conveyance along eastern boundary to convey the flows to protect the existing house on parcel 4. All new buildings shall comply with Section 1B of Ordinance 457 by elevating the finished floor a minimum of one-foot above the adjacent ground, measured at the upstream edge of the structure.

10.FLOOD RI. 2                      MAP ELEVATE FINISHED FLOOR                      RECOMMND

All new buildings shall comply with Section 1B of Ordinance 457 by elevating the finished floor a minimum of one-foot above the adjacent ground, measured at the upstream edge of the structure.



CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - LC LANDSCAPE REQUIREMENTS

RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas; and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4

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

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 5 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.

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

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

3.Further ground disturbance shall not resume within the

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 5                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6                    MAP - GEO02162                    RECOMMND

The following reports were submitted under County Geologic Report (GEO) No. 2162, for this project (PM35896):

Soil Exploration Company, Inc., May 5, 2009,  
"Geotechnical/Seismic Update, 3 Residential Parcels (APN 165-190-001), Pedley Road, Riverside County, California"

Lakeshore Engineering, February 26, 2001, Preliminary Geotechnical Investigation, Lazoore Property, APN: 165-190-001-3, Lot 1, Book 165, Page 19, 6064 Pedley road, Pedley Area, Riverside County, California".

Soil Exploration Company, Inc., October 8, 2009,  
"Liquefaction Study/Response to Riverside County Planning Department, 3 Residential Parcels (Tentative Parcel Map No. 35896), Pedley Road, Riverside County, California"

RGS Engineering Geology, October 8, 2009, "Aerial Photo Review and Lineament Analysis, Lazoore Property (APN 165-190-001), Pedley Road, Just North of Limonite Avenue, Pedley Area, Riverside County, California"

Soil Exploration Company, Inc., November 11, 2009,  
"Response to "County of Riverside, TLMA Review Comments No. 2 Dated October 29, 2009, County Geologic Report No 2162, 3 Residential Parcels (APN 165-190-001), Pedley Road, Riverside County, California"

These documents are herein incorporated as a part of GEO02162.

GEO02162 concluded:

- 1.The consultant of record for this project is Soil Exploration Company, Inc..
- 2.There are no photo lineaments or other fault related features trending through or toward the subject property.
- 3.The potential for surface fault rupture at the site is

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02162 (cont.)

RECOMMND

very low to nil.

4.Secondary seismic hazards, such as liquefaction, slope instability, rockfall, debris flow, tsunami, seiches and flooding due to reservoir failure, are not a potential hazard to the site.

5.The subsidence and hydroconsolidation potential at the site is low.

GEO02162 recommended:

1.Soft, dry, spongy, highly fractured or otherwise unsuitable ground, extending to such depth that surface processing cannot adequately improve the condition, shall be overexcavated down to firm ground, approved by the consultant.

GEO No. 2162 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2162 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 7 MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landsape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 8 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 G, unless modified by the conditions listed herein.

CEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

10. GENERAL CONDITIONS

10.PLANNING. 9 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. 12 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 14 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone.

10.PLANNING. 15 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 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. 17 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 18 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

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 19 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

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

10.PLANNING. 21 MAP - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 2, 2008, summarized as follows:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Pedley Road and north of Limonite Court, in the Pedley Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
4. Hazardous materials are not accepted at Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state, and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1-800-304-2226 for further information.

Any questions, please contact Mirtha Liedl, Planner from

CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

10.PLANNING. 21                   MAP - WASTE MGMT CLEARANCE (cont.)                   RECOMMND

the Riverside County Waste Management Department Phone  
(951) 486-3284.

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 1                   RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3                   MAP - DRAINAGE 2                   RECOMMND

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

10.TRANS. 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



CEL MAP Parcel Map #: PM35896

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10. GENERAL CONDITIONS

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

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.

10.TRANS. 5                    MAP - COUNTY WEB SITE                    RECOMMND

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

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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

RCEL MAP Parcel Map #: PM35896

Parcel: 165-190-001

50. PRIOR TO MAP RECORDATION

50.FIRE. 1                    MAP-#46-WATER PLANS (cont.)                    RECOMMND

Department for signature.

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

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

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 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of

CEL MAP Parcel Map #: PM35896

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                   MAP - SURVEYOR CHECK LIST (cont.)                   RECOMMND

40 feet of frontage measured at the front lot line.

50.PLANNING. 3                   MAP - REQUIRED APPLICATION                   RECOMMND

No FINAL MAP shall record until Change of Zone No. 7654 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 8                   MAP - OFFER OF TRAILS                   RECOMMND

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide trail along Pedley Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 9                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide trail located along Pedley Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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. 16                  MAP - ECS NOTE RIGHT-TO-FARM                  RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16

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

RECOMMND

"Lot Nos. 1-4, 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.

50.PLANNING. 18

MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21            MAP - QUIMBY FEES (1)            RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1            MAP - IMP PLANS            RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 2            MAP - 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.

50.TRANS. 3            MAP - ACCESS RESTRICTION            RECOMMND

Lot access shall be restricted on Pedley Road and so noted on the final map.

50.TRANS. 4            MAP - STRIPING PLAN            RECOMMND

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

50.TRANS. 5            MAP - STREET NAME SIGN            RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5                    MAP - STREET NAME SIGN (cont.)                    RECOMMND

Transportation Department.

50.TRANS. 6                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 7                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 8                    MAP- CORNER CUT-BACK I                    RECOMMND

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

50.TRANS. 9                    MAP - LANDSCAPING/TRAILS                    RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Pedley Road and trails shall be improved along Pedley Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance and trails is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 10                    MAP - ANNEX L&LMD/OTHER DIST                    RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Pedley Road.
- (2) Trails along Pedley Road.
- (3) Graffiti abatement of walls and other permanent structures along Pedley Road.
- (4) Street sweeping.

50.TRANS. 11                      MAP - R-O-W DEDICATION                      RECOMMND

Sufficient public street right-of-way along Pedley Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way.

50.TRANS. 12                      MAP - EXISTING MAINTAINED                      RECOMMND

Pedley Road along project boundary is designated as a Major Highway and shall be improved with 38 foot half-width AC pavement, 8" concrete curb, gutter, and trail within the 64' half-width dedicated right-of-way in accordance with County Standard No. 93, and Standard No. 405, Ordinance 461. (38'/ 64')

- NOTE: 1. A 5' sidewalk and a 10' multipurpose trail with split rail shall be constructed within the 26' parkway per the County Standard No. 93 and Standard No. 405.
2. Construct transition AC pavement tapering and join existing AC pavement to the south and north project boundaries as approved by the Director of Transportation.
  3. For the required road and landscaping improvements along on Pedley Road cash-in-lieu shall be posted in accordance with Riverside County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

460, Article XVII prior to recordation of the final map.

50.TRANS. 13                      MAP - PART-WIDTH                      RECOMMND

Lazoore Lane (Privately maintained road) along project boundary is designated as local road and shall be improved with 32' part-width AC pavement, (All 32' on the project side.), 6" concrete curb, within a 43' part-width dedicated right-of-way (All 43' road dedication within the project side.) in accordance with County Standard No. 105, Section "B", Ordinance 461.

- Note: 1. Lazoore Lane (proposed privately maintained cul-de-sac) shall be improved along the southerly property line. All road dedication shall be within the PM35896 boundary.
2. Lazoore Lane (proposed offset cul-de-sac) shall be designed in conformance with County Standard No. 800A, Ordinance 461.
3. For the required road and landscaping improvements, performance cash-in-lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map.

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP-G2.4GEOTECH/SOILS RPTS (cont.)                    RECOMMND

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)                    RECOMMND

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 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- ROUGH GRADE LOTS 1-3                    RECOMMND

Due to the design of the conceptual grading plan, showing grading that would require off site grading permissions from adjacent property owners if each lot were graded individually, the rough grading plan and permit for Parcel Map 35896 shall include lots 1-3 of this map. The precise grading may be performed on an individual lot basis but not the rough grading.

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE - HAZMAT PHASE II                    RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PARKS DEPARTMENT

60.PARKS. 1

MAP - TRAIL PLAN

RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of samples and specimens.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

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

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

60.PLANNING. 9                    MAP - COMMUNITY TRAIL ESMNT                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number 1, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 11                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - REQUIRED APPLICATION RECOMMND

No grading permits shall be issued until Change of Zone No. 7654 has been approved and adopted by the Board of Supervisors and has been made effective.

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 10 MAP - WALLS/FENCING PLANS

RECOMMND

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

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

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

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

D. Side yard gates are required on one side of the home and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - WALLS/FENCING PLANS (cont.)

RECOMMND

shall be constructed of powder-coated wrought iron or tubular steel. Side and rear yard fencing shall be masonry, slump stone, vinyl or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2                   MAP - QUIMBY FEES (2)                   RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1                   MAP - 80% COMPLETION                   RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and

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90. PRIOR TO BLDG FINAL INSPECTION

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

as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2                      MAP - WRCOG TUMF                      RECOMMND

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

90.TRANS. 3                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 4                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

01/06/10  
14:31

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (1) Landscaping along Pedley Road.
- (2) Trails along Pedley Road.
- (3) Graffiti abatement of walls and other permanent structures along Pedley Road.
- (4) Street sweeping.

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

DATE: May 8, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.-LEA  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.

Jurupa Area Recreation & Parks  
Riv. EDA-Redevelopment  
ALUC-John Guerin  
Supervisor Tavaglione  
Commissioner Snell  
Jurupa Unified School Dist.  
Jurupa Community Service Dist.  
Regional WQCB-Santa Ana  
SCE  
Southern California Gas  
EIC "Attachment A"  
U.S. Postal Service-San Bernardino

**CHANGE OF ZONE NO. 7654 AND TENTATIVE PARCEL MAP NO. 35896 – EA41937 – Applicant:** Christian Lazoore – **Engineer/Representative:** Landmark – **Second Supervisorial District – Pedley Zoning District – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location:** Easterly of Pedley Road and Northerly of Limonite Court – **2.98 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – REQUEST:** The Change of Zone proposes to change the project site's existing Zoning Classification from Light Agriculture – 1 Acre Minimum (A-1-1) to Light Agriculture (A-1) for consistency purposes. The Tentative Parcel Map is a schedule 'G' subdivision of 2.98 acres into four parcels with a minimum parcel size of 20,000 sq. ft. – **APN: 165-190-001**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 29, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at **(951) 955-2137** or email at [angonzal@RCTLMA.org](mailto:angonzal@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.*



RIVERSIDE COUNTY  
Economic Development Agency

# MEMORANDUM

## ECONOMIC DEVELOPMENT AGENCY

---

*Robin Zimpfer*  
Assistant County Executive Officer/EDA

**TO:** Andrew Gonzalez, Planning Department  
CC: Tina English, Lance Noland, John Field, Susan Swieca

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist 1

**DATE:** July 7, 2008

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Tentative Parcel Map 35896 [Subdivision of 2.98 acres into four (4) parcels – Pedley]

**Site Visit:** June 12, 2008

---

### PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map 35896 proposes to subdivide 2.98 acres into four parcels in the community of Pedley. The project site is located westerly and adjacent to Pedley Road, and northerly of Limonite Court. There is a two-story single-family residence located on the project site. The zoning classification for the project site is Light Agricultural One (1) acre minimum (A-1-1) and the land use designation is Low Density Residential (CD: LDR). Surrounding land uses include single-family residences to the north and south, vacant land to the east, and a Metrolink Station to the west. Concurrent planning case(s) include Change of Zone 7654, a request to change the existing zoning classification from A-1-1 to Light Agricultural (A-1).

### REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Pedley sub-area).

### REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Pedley sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



**RIVERSIDE COUNTY**  
Economic Development Agency

# MEMORANDUM

## ECONOMIC DEVELOPMENT AGENCY

---

*Robin Zimpfer*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Tentative Parcel Map 35896  
July 7, 2008  
Page 2

The proposed project meets the minimum lot area, length, and depth requirements for A-1 development standards.

The proposed project meets the minimum lot area requirement for the LDR land use designation.

The Redevelopment Agency has no further concerns/comments regarding the proposed project at this time.



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

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

June 2, 2008

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

**RE: Change of Zone(CZ) No. 7654, Tentative Parcel Map (PM) No. 35896**  
**Proposal: Change the Zoning Designation from Light Agriculture – 1 Acre Minimum (A-1-1) to Light Agriculture (A-1). Divide 2.98 acres into four parcels with a minimum parcel size of 20,000 square feet.**  
**APN: 165-190-001**

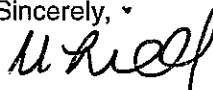
Dear Mr. Gonzalez:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Pedley Road and north of Limonite Court, in the Pedley Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

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

Sincerely, \*

  
Mirtha Liedl, Pfaffner

Encl.: Case Transmittal form

PD#52946v6

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

DATE: May 8, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.-LEA  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriffs Dept.  
Riv. Waste Management Dept.

Jurupa Area Recreation & Parks  
Riv. EDA-Redevelopment  
ALUC-John Guerin  
Supervisor Tavaglione  
Commissioner Snell  
Jurupa Unified School Dist.  
Jurupa Community Service Dist.  
Regional WQCB-Santa Ana  
SCE  
Southern California Gas  
EIC "Attachment A"  
U.S. Postal Service-San Bernardino

**CHANGE OF ZONE NO. 7654 AND TENTATIVE PARCEL MAP NO. 35896** – EA41937 – Applicant: Christian Lazoore – Engineer/Representative: Landmark – Second Supervisorial District – Pedley Zoning District – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Easterly of Pedley Road and Northerly of Limonite Court – 2.98 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Change of Zone proposes to change the project site's existing Zoning Classification from Light Agriculture – 1 Acre Minimum (A-1-1) to Light Agriculture (A-1) for consistency purposes. The Tentative Parcel Map is a schedule 'G' subdivision of 2.98 acres into four parcels with a minimum parcel size of 20,000 sq. ft. – APN: 165-190-001

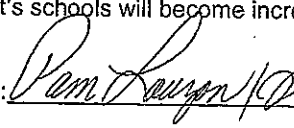
Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 29, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at (951) 955-2137 or email at [angonzal@RCTLMA.org](mailto:angonzal@RCTLMA.org) / **MAILSTOP# 1070**.

**COMMENTS:**

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 5/16/08

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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

DATE: May 8, 2008

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.-LEA  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Riv. Transit Agency  
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Jurupa Area Recreation & Parks  
Riv. EDA-Redevelopment  
ALUC-John Guerin  
Supervisor Tavaglione  
Commissioner Snell  
Jurupa Unified School Dist.  
Jurupa Community Service Dist.  
Regional WQCB-Santa Ana  
SCE  
Southern California Gas  
EIC "Attachment A"  
U.S. Postal Service-San Bernardino

**CHANGE OF ZONE NO. 7654 AND TENTATIVE PARCEL MAP NO. 35896 – EA41937 – Applicant:** Christian Lazore – Engineer/Representative: Landmark – Second Supervisorial District – Pedley Zoning District – Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Easterly of Pedley Road and Northerly of Limonite Court – 2.98 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Change of Zone proposes to change the project site's existing Zoning Classification from Light Agriculture – 1 Acre Minimum (A-1-1) to Light Agriculture (A-1) for consistency purposes. The Tentative Parcel Map is a schedule 'G' subdivision of 2.98 acres into four parcels with a minimum parcel size of 20,000 sq. ft. – APN: 165-190-001

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Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez**, Project Planner, at **(951) 955-2137** or email at [anonzal@RCTLMA.org](mailto:anonzal@RCTLMA.org) / **MAILSTOP# 1070**.

COMMENTS: *The project site is located within Airport Zone E of the Riverside Municipal Airport Influence Area. The change of zone is subject to ALUC review. The project would be eligible for a finding of consistency. The residential parcel map is not a major land use action and will not require review.*

DATE: May 9, 2008

SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

*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.*



# Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

May 12, 2008

Andrew Gonzalez, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

RE: CHANGE OF ZONE NO. 7654 AND TENTATIVE PARCEL MAP NO. 35896 – EA41937

After reviewing the above referenced project, we have determined that it will have impacts to the Jurupa Area Recreation and Park District, and should be conditioned for the following:

- AB1600 – Single-Family Residential, (\$ 5,940 per unit)

The Jurupa Area Recreation and Park District has Landscape Maintenance District (LMD) responsibilities for developments within our boundaries. If the developer is contemplating the use of a Landscape Maintenance District for any landscape maintenance of this project, they are required to be conditioned for the following:

- Submit any plans pertaining to landscaping
- Pay a \$ 500.00 plan-check fee to JARPD

It appears that this project might impact one of the Riverside County trails. The developer should contact the Riverside County Open Space District (951-955-4310) to determine any impacts. There are no impacts to the Jim Real Memorial Trail System.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager

Prepared by:

FRANK GUERRERO, Assistant to the General Manager

XC: JARPD Board of Directors  
Dan Rodriguez, JARPD General Manager  
Koppel & Gruber Public Finance  
File

#### Board of Directors

Brad Hancock ♦ Robert M. Hernandez ♦ Lee Parde ♦ Larry Riddle ♦ Sheryl Schmidt

General Manager  
Dan Rodriguez

#1

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.  
 **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.  
 **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207654 DATE SUBMITTED: 4-25-08

**APPLICATION INFORMATION**

Applicant's Name: Deanna & Christian Lazoore E-Mail: lazoore@dslextreame.com

Mailing Address: 6046 Pedley Road  
Riverside CA 92509-5142  
City State ZIP

Daytime Phone No: (951) 360-9219 Fax No: ( )

Engineer/Representative's Name: Dan Gomez/LANDMARK E-Mail: Indmrk@sbcglobal.net

Mailing Address: 9342 Narnia Drive  
Riverside CA 92503  
City State ZIP

Daytime Phone No: (951) 358-1305 Fax No: (951) 358-1306

Property Owner's Name: Deanna & Christian Lazoore E-Mail: lazoore@dslextreame.com

Mailing Address: 6046 Pedley Road  
Riverside CA 92509-5142  
City State ZIP

Daytime Phone No: (951) 360-9219 Fax No: ( )

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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157  
Form 295-1071 (09/14/07)

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road  
Murrieta, California 92563  
· Fax (951) 600-6145

Pm 35896

Ea 41937

CFG 05285

**APPLICATION FOR CHANGE OF ZONE**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Deanna Lazooore

PRINTED NAME OF APPLICANT

Deanna Lazooore  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Deanna Lazooore

PRINTED NAME OF PROPERTY OWNER(S)

Deanna Lazooore  
SIGNATURE OF PROPERTY OWNER(S)

Christian Lazooore

PRINTED NAME OF PROPERTY OWNER(S)

Christian Lazooore  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 165-190-001

Section: 23 Township: 2 south Range: 6 west

Approximate Gross Acreage: 2.97

General location (nearby or cross streets): North of Limonite Avenue, South of 56th Street, East of Pedley Road, West of Camino Real

Thomas Brothers map, edition year, page number, and coordinates: (2006) 684/E5

**APPLICATION FOR CHANGE OF ZONE**

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

Change existing zone of A-1-1 to A-1

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Related cases filed in conjunction with this request:

Tentative PM 35896

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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Ron Goldman - Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Pm 35896                      DATE SUBMITTED: 4-25-08

### APPLICATION INFORMATION

Applicant's Name: Deanna & Christian Lazoore                      E-Mail: lazoore@dslextreme.com

Mailing Address: 6046 Pedley Road  
Riverside                      CA                      92509-5142  
City                      State                      ZIP  
~~90509-2623~~

Daytime Phone No: ( 951 ) 360-9219                      Fax No: (      )     

Engineer/Representative's Name: Dan Gomez/Landmark inc.                      E-Mail: lndmrk@sbcglobal.net

Mailing Address: 9342 Narnia Drive  
Riverside                      CA                      92503  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 358-1305                      Fax No: ( 951 ) 358-1306

Property Owner's Name: Deanna & Christian Lazoore                      E-Mail: lazoore@dslextreme.com

Mailing Address: 6046 Pedley Road  
Riverside                      CA                      90509-2623 92509-5142  
City                      State                      ZIP

Daytime Phone No: ( 951 ) 360-9219                      Fax No: (      )     

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office · 4080 Lemon Street, 9th Floor                      Desert Office · 38686 El Cerrito Road                      Murrieta Office · 39493 Los Alamos Road  
P.O. Box 1409, Riverside, California 92502-1409                      Palm Desert, California 92211                      Murrieta, California 92563  
(951) 955-3200 · Fax (951) 955-3157                      (760) 863-8277 · Fax (760) 863-7555                      · Fax (951) 600-6145  
Form 295-1011 (08/27/07)

C207654 E a 41937 CFG 05285

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Deanna Lazore

PRINTED NAME OF APPLICANT

*Deanna Lazore*  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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Deanna Lazore

PRINTED NAME OF PROPERTY OWNER(S)

*Deanna Lazore*  
SIGNATURE OF PROPERTY OWNER(S)

Christian Lazore

PRINTED NAME OF PROPERTY OWNER(S)

*Christian Lazore*  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 165-190-001

Section: 24 23 Township: 3 south 2 south Range: 4 west 6 west

Approximate Gross Acreage: 2.97

General location (cross streets, etc.): North of Limonite Avenue, South of 56th Street, East of Pedley Road, West of Camino Real

Thomas Brothers map, edition year, page number, and coordinates: (2006) 684/E5

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Schedule G subdivision: Subdivide 2.36 net acres (103,000 sq.ft.) into 3 parcels of 20,000 sq.ft. net and 1 of 43,000 sq.ft.

2.98 gross

Related cases filed in conjunction with this request:

Change of Zone from A-1-1 to A-1

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 3000

Estimated amount of fill = cubic yards 3000

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

Import 0.0 Export 0.0 Neither Yes

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



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 14,500 x 3 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Check answer:

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) Deanna Johnson Date 3/10/08  
Owner/Representative (2) [Signature] Date 3/10/08

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	PM 35896
<b>Project Location:</b>	6046 Pedley Road, Riverside 92509
<b>Project Description</b>	Schedule & Parcel Map

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	PM 35896
<b>Project Location:</b>	6646 Pedley Ave, Riverside CA 92509
<b>Project Description</b>	Schedule G Parcel Map

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

- If any question answered "YES" Project requires a project-specific WQMP.
- If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**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. 7654 / TENTATIVE PARCEL MAP NO. 35896** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christian and Deanna Lazore – Engineer/Representative: Landmark Surveys – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – Location: Southerly of 60th Street and easterly of Pedley Road – 2.97 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Change of Zone proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1). The Tentative Parcel Map is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet – APN: 165-190-001. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: February 3, 2010  
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, Christian Hinojosa, at 951-955-0972 or email [chinojos@rctlma.org](mailto:chinojos@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](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/16/09

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers C207654/Pm35896 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

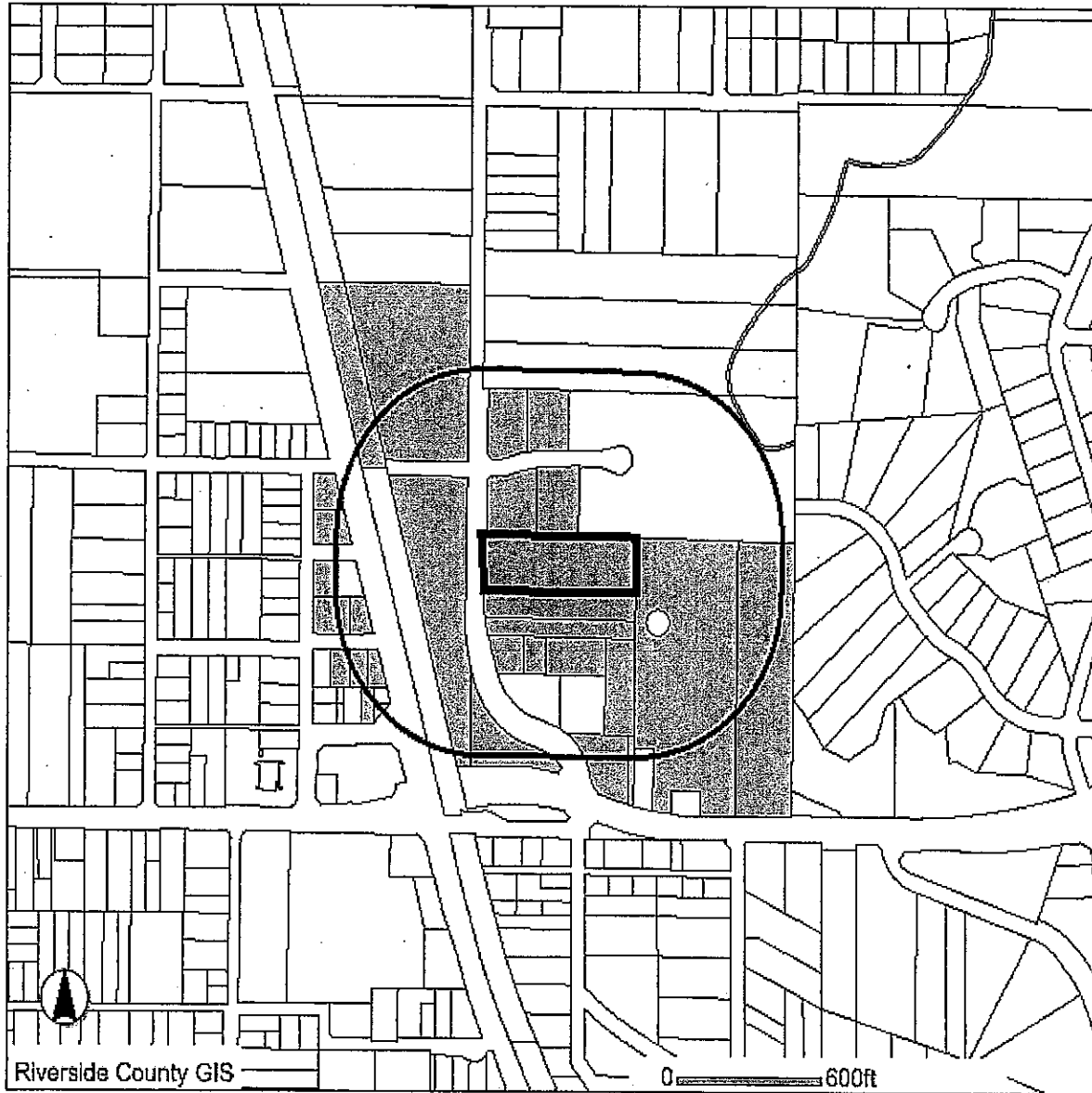
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by*  
*C. [Signature]*  
*RXP 6-16-10*

600 feet buffer



**Selected parcel(s):**

165-140-008	165-140-012	165-140-035	165-140-036	165-140-037	165-150-020	165-181-001
165-181-002	165-182-001	165-182-003	165-182-004	165-183-002	165-183-003	165-183-004
165-183-006	165-183-013	165-185-005	165-190-001	165-190-005	165-190-015	165-190-019
165-190-024	165-190-025	165-190-026	165-190-036	165-190-039	165-190-044	165-200-008
			165-200-009			

**\*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...12/15/2009

APN: 165140008 ASMT: 165140008  
VACCHER ALDO & ROSE FAMILY REVOCABLE TRUST  
ROBERT VACCHER  
ANITA HUSTED  
C/O ANITA HUSTED  
2571 COUNTRY CLUB CT  
DENVER CO 80234

APN: 165140012 ASMT: 165140012  
WILLIAM R NASH  
6006 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165140035 ASMT: 165140035  
NICOLAS C SORIA  
SANDRA ANN SORIA  
8792 60TH ST  
RIVERSIDE CA. 92509

APN: 165140036 ASMT: 165140036  
MARK DURELL  
APRIL DURELL  
8791 60TH ST  
RIVERSIDE CA. 92509

APN: 165140037 ASMT: 165140037  
HAROLD R PERRY  
MARGARET ANN FOLTZ  
8779 60TH ST  
RIVERSIDE CA. 92509

APN: 165150020 ASMT: 165150020  
UNION PACIFIC RR  
REGIONAL MANAGER OF PROPERTY TAXES  
1700 FARNAM ST NO 105-FL  
OMAHA NE 68102

APN: 165181001 ASMT: 165181001  
BANK OF AMERICA  
C/O WASHINGTON MUTUAL BANK  
7255 BAYMEADOWS WAY  
JACKSONVILLE FL 32256

APN: 165181002 ASMT: 165181002  
JANET L MADSEN  
3284 PACHAPA HILL  
RIVERSIDE CA 92506

APN: 165182001 ASMT: 165182001  
MANUEL V RAMOS  
250 CROSS RAIL LN  
NORCO CA 92860

APN: 165182003 ASMT: 165182003  
WADE G SOLOMON  
AMY SOLOMON  
8865 MAIN ST  
RIVERSIDE CA. 92509

APN: 165182004 ASMT: 165182004  
ENRIQUE G ORNELAS  
IMELDA Q ORNELAS  
6081 MAIN ST  
RIVERSIDE CA 92509

APN: 165183002 ASMT: 165183002  
WILBURN A SUTHERLAND  
8872 MAIN ST  
PEDLEY CA 92509

APN: 165183003 ASMT: 165183003  
BETTY JOHNSON  
8858 MAIN ST  
RIVERSIDE CA. 92509

APN: 165183004 ASMT: 165183004  
PAULINE BURNETT  
5425 GOLDEN WEST  
RIVERSIDE CA 92509

APN: 165183006 ASMT: 165183006  
CINDY PAQUIN  
8865 HOLLADAY ST  
RIVERSIDE CA. 92509

APN: 165183013 ASMT: 165183013  
COUNTY OF RIVERSIDE  
3133 7TH ST  
RIVERSIDE CA 92507

APN: 165185005 ASMT: 165185005  
RIVERSIDE CO TRANSPORTATION COMMISSION  
3560 UNIVERSITY AVE NO 100  
RIVERSIDE CA 92501

APN: 165190001 ASMT: 165190001  
CHRISTIAN LAZOORE  
DEANNA LAZOORE  
6046 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165190005 ASMT: 165190005  
AGNES ANDRADE  
3901 LINDSAY ST  
RIVERSIDE CA 92509

APN: 165190015 ASMT: 165190015  
ARMANDO LUEVANO  
MARIA ANA LUEVANO  
6092 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165190019 ASMT: 165190019  
JOSE B MESILLAS  
6088 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165190024 ASMT: 165190024  
CARLOS ORTIZ  
ESTHER ORTIZ  
6114 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165190025 ASMT: 165190025  
VICTORIA GALLARDO  
6124 PEDLEY RD  
RIVERSIDE CA. 92509

APN: 165190026 ASMT: 165190026  
ROBERT C ZAPEL  
CINDY D ZAPEL  
2716 BAGLEY  
LOS ANGELES CA 90034

APN: 165190036 ASMT: 165190036  
KHUY DEK  
HOUNG KHA CHAING  
1222 W 15TH ST  
UPLAND CA 91786

APN: 165190039 ASMT: 165190039  
WILLIAM E THOMPSON  
KAY B THOMPSON  
600 N KALORAMA  
VENTURA CA 93001

APN: 165190044 ASMT: 165190044  
EZ ACCESS FUNDING  
3920 BIRCH ST STE 102  
NEWPORT BEACH CA 92660

APN: 165200008 ASMT: 165200008  
PEARL COMMUNITIES  
1845 CHICAGO AVE NO C  
RIVERSIDE CA 92507





APN: 165200009 ASMT: 165200009  
MICHAEL J DENHOLTZ  
BRENDA A B DENHOLTZ  
PEARL COMMUNITIES  
5754 TILTON AVE  
RIVERSIDE CA 92509



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

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

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

Jurupa Area Recreation & Park District  
4810 Pedley Rd.  
Riverside, CA 92509

Jurupa Community Service District  
11201 Harrell St  
Mira Loma, CA 91752

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

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

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

Applicant / Owner:  
Christian and Deanna Lazoore  
6046 Pedley Road  
Riverside, CA 92509

Engineer:  
Dan Gomez  
Landmark Surveys  
14586 Choke Cherry Drive  
Victorville, CA 92392

**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.**

EA41937, Change of Zone No. 7654, Tentative Parcel Map No. 35896

*Project Title/Case Numbers*

Christian Hinojosa

*County Contact Person*

(951) 955-0972

*Phone Number*

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

Christian & Deanna Lazooore

*Project Applicant*

6046 Pedley Road; Riverside, CA 92509

*Address*

Southerly of 60th Street and easterly of Pedley Road.

*Project Location*

The Change of Zone proposes to change the project site's existing zoning classification from Light Agriculture - 1 Acre Minimum (A-1-1) to Light Agriculture (A-1). The Tentative Parcel Map is a Schedule 'G' subdivision of 2.97 gross (2.36 net) acres into four (4) residential parcels with a minimum lot size of 20,000 square feet. - APN: 165-190-001.

*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 plus \$64.00) Mitigation measures WERE made a condition of the approval of the project.  
A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
- b. 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: \_\_\_\_\_

Please charge deposit fee case#: ZEA41937 ZCFG05285 .

**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: EA41937, Change of Zone No. 7654, Tentative Parcel Map No. 35896

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: Christian Hinojosa Title: Project Planner Date: January 5, 2010

Applicant/Project Sponsor: Christian & Deanna Lazoore Date Submitted: April 25, 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 Christian Hinojosa at (951) 955-0972.

Please charge deposit fee case#: ZEA41937 ZCFG05285

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R0804228

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

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

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

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

Received from: LAZOORE DEANNA/CHRISTIAN \$64.00  
paid by: VI 02520B  
CALIFORNIA FISH AND GAME FOR EA41937  
paid towards: CFG05285 CALIF FISH & GAME: DOC FEE  
at parcel: 6046 PEDLEY RD RIV  
appl type: CFG3

By \_\_\_\_\_ Apr 25, 2008 09:01  
MBRASWEL posting date Apr 25, 2008

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1000192

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

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

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

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

Received from: LAZOORE DEANNA/CHRISTIAN \$2,010.25  
paid by: CK 1011  
CALIFORNIA FISH AND GAME FOR EA41937  
paid towards: CFG05285 CALIF FISH & GAME: DOC FEE  
at parcel: 6046 PEDLEY RD RIV  
appl type: CFG3

By \_\_\_\_\_ Jan 07, 2010 09:38  
ELPEREZ posting date Jan 07, 2010

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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