

*Scan/Rce*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**DATE:** April 22, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** TENTATIVE PARCEL MAP NO. 34962

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st and 5th Dist) Press Enterprise

**Please schedule on the May 4, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting:**

Notice of Determination and Neg Dec Forms  
Fish & Game Receipt (CFG4954)

*BOS sent 4/22/10*

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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

*Ron  
4-22-10*

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 22, 2010

REVIEWED BY EXECUTIVE OFFI

DATE

Tina Grande

Departmental Concurrence

**SUBJECT: TENTATIVE PARCEL MAP NO. 34962** – Negative Declaration - Applicant: Andy Vargas - Engineer/Representative: Archer Engineering - Fifth Supervisorial District – Good Hope Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street – 2.05 Net Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes a Schedule “H” subdivision of 2.05 net acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.05 net acres and contains an existing residence which shall remain and Parcel 2 is 1.00 net acres - APN: 325-220-033. (Quasi-judicial)

**RECOMMENDED MOTION:**

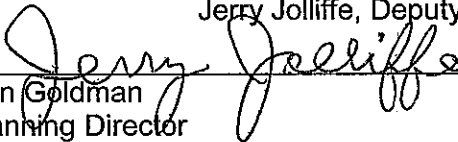
**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on March 22, 2010.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41610**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED TENTATIVE PARCEL MAP NO. 34962**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Jerry Jolliffe, Deputy Planning Director for,

  
Ron Goldman  
Planning Director

Initials:

RG:yc  


Policy

Policy

Consent

Consent

Dept Rec

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

Agenda Item No.: 4.4  
Area Plan: Mead Valley  
Zoning District: Good Hope  
Supervisorial District: Fifth  
Project Planner: Jeff Horn  
Director's Hearing: March 22, 2010

Tentative Parcel Map No. 34962  
Environmental Assessment No. 41610  
Applicant: Andres Vargas and Gina Escobar  
Engineer/Rep.: Archer Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 34962** is a proposal for a Schedule "H" subdivision of 2.05 net acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.05 net acres and contains an existing residence which shall remain and Parcel 2 is 1.00 net acres.

The project is located in the Good Hope Community within the Mead Valley Area Plan; more specifically, northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north, east, south, and west
5. Existing Land Use (Ex. #1): Single Family Residence
6. Surrounding Land Use (Ex. #1): Scattered large-lot homes to the north, east, and west, and vacant land to the south
7. Project Data:  
Total Acreage: 2.05 net acres  
Total Proposed Lots: 2  
Proposed Min. Lot Size: 1 Acre  
Schedule: H
7. Environmental Concerns: Attached Environmental Assessment

### RECOMMENDATIONS:

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41610**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34962**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.

Handwritten signature and date: *JEH 2/22/10*

2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Mead Valley Area Plan.
2. The proposed subdivision of two (2) residential parcels with a minimum of one (1) acre is permitted use in the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, south, and west.
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed subdivision of two (2) residential parcels with a minimum of one (1) acre use is consistent with the development standards set forth in the Rural Residential (R-R) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 41610 identifies the no impacts as potentially significant.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A General Plan policy area;
  - b. A dam inundation area;
  - c. A fault zone;

- d. A high fire area;
  - e. An airport influence area or compatibility zone;
  - f. A mapped area of potential for liquefaction;
  - g. A mapped area of susceptibility to subsidence;
  - h. A Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell;
  - i. An agricultural preserve; or,
  - j. A redevelopment area.
3. The project site is locate within:
    - a. An area subject to flood plain review;
    - b. The boundaries of the Good Hope Master Drainage Plan (MDP);
    - c. A State Responsibility Area for high fire;
    - d. Community Service Area No. 152;
    - e. Zone B of the Mt. Palomar Light Ordinance No. 655 (37.66 miles); and,
    - f. The City of Perris Sphere of Influence.
  4. The subject site is currently designated as Assessor's Parcel Number 325-220-033.
  5. This project was filed with the Planning Department on October 16, 2007.
  6. This project was reviewed by the Land Development Committee three (3) times on the following dates; January 10, 2008, April 3, 2008 and July 23, 2009.
  7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,949.30

Vicinity Map

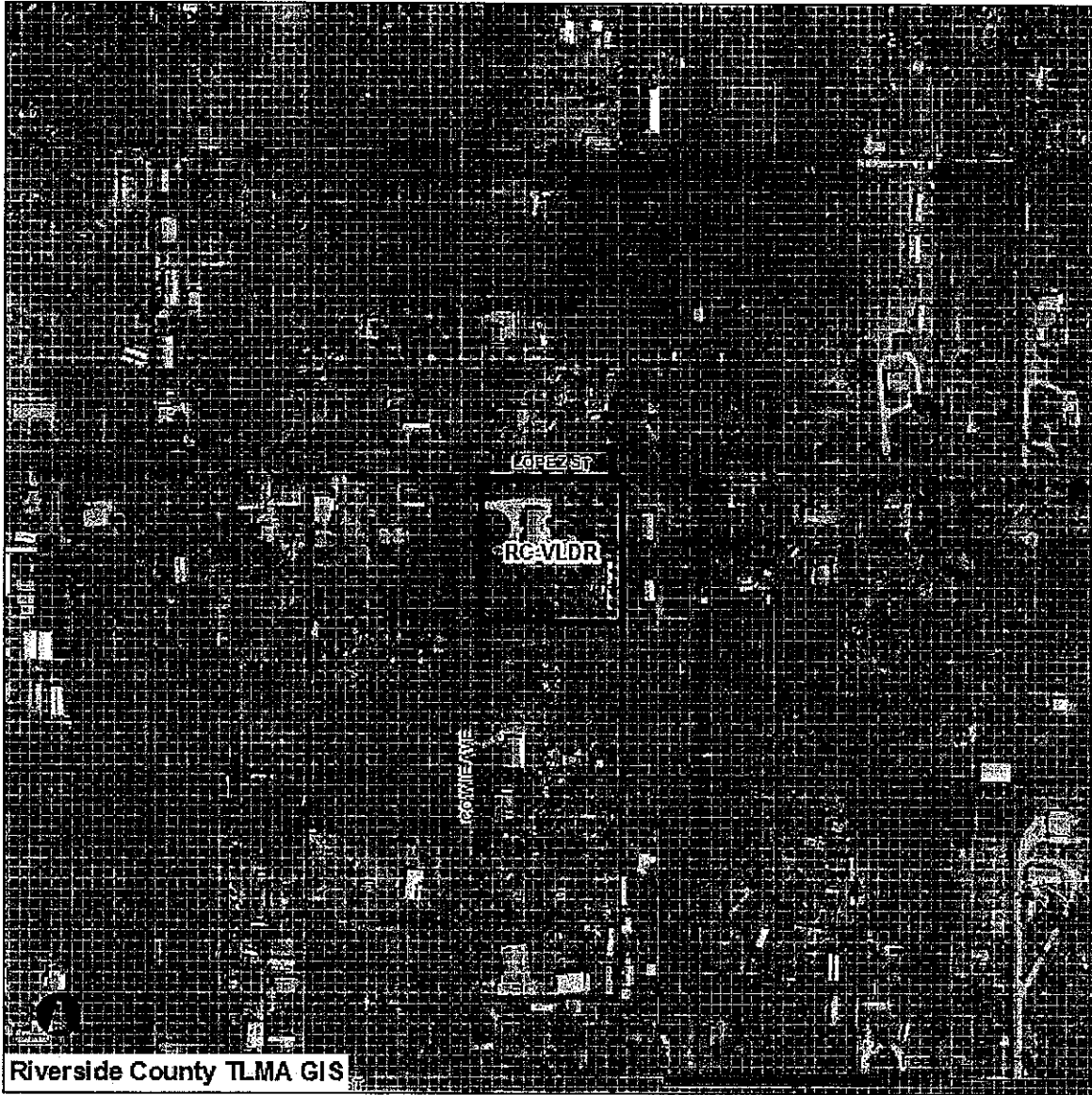


**\*IMPORTANT\***

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

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Land Use

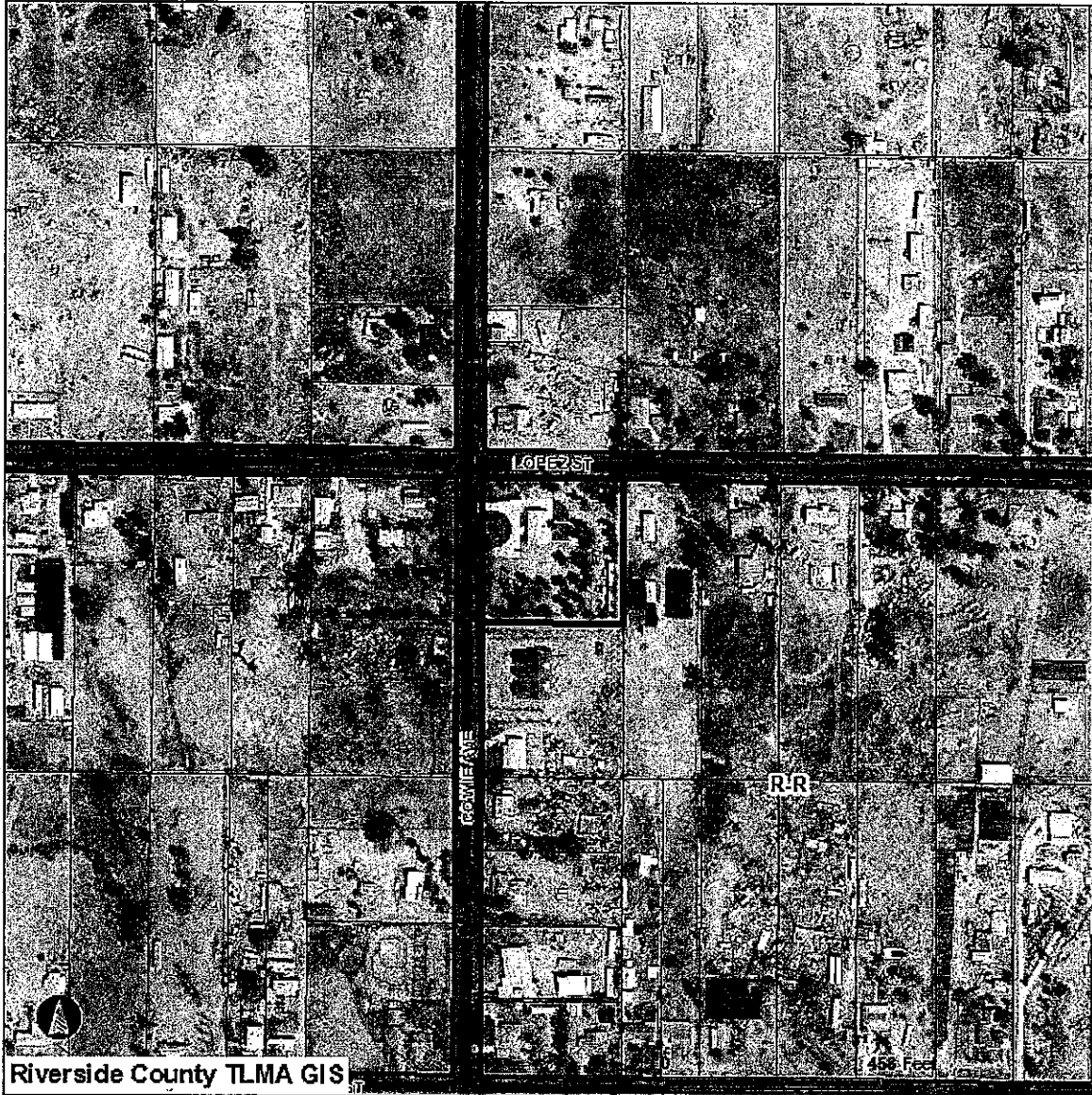


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Zoning



**\*IMPORTANT\***

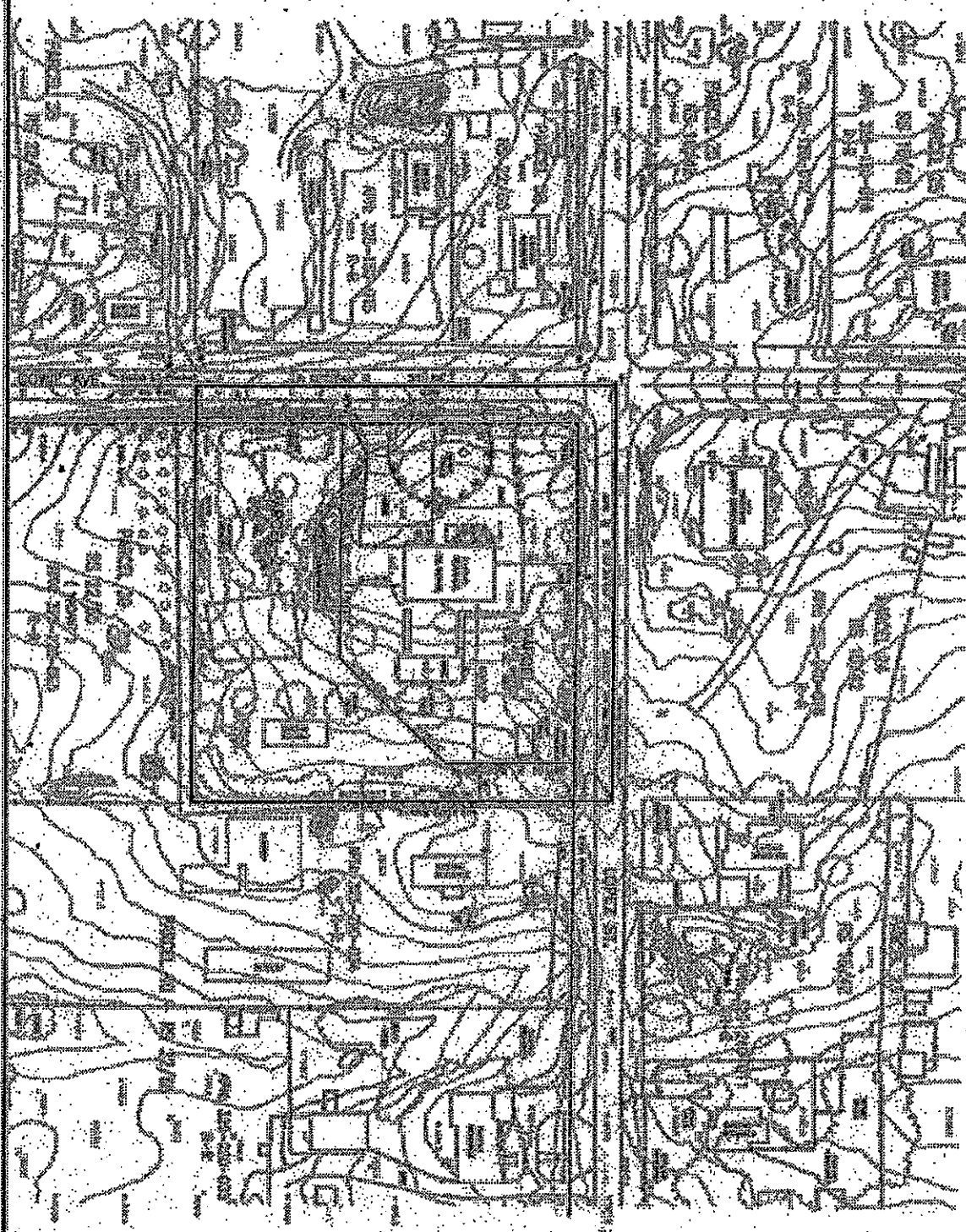
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REPRODUCED FROM THE ORIGINAL RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.  
**TENTATIVE PARCEL MAP No. 24962**

SHOWING A SUBDIVISION OF THE NORTH 1/4 OF SECTION 28, TOWNSHIP 22N, RANGE 26E, SERRANO MERIDIAN, LOS ANGELES COUNTY, CALIFORNIA, INTO 16 PARCELS OF APPROXIMATELY 1/4 AC. EACH, AS SHOWN ON THE ATTACHED SURVEY MAP.



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

**Environmental Assessment (E.A.) Number:** EA41610  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 34962  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jeff Horn, Project Planner  
**Telephone Number:** 951-955-4641  
**Applicant's Name:** Andres Vargas and Gina Escobar  
**Applicant's Address:** 23330 Cowie Ave, Perris CA 92570  
**Engineer/Rep. Name:** Archer Engineering  
**Engineer/Rep. Address:** 15205 Lake Mathews Drive, Perris CA 92570

**I. PROJECT INFORMATION**

- A. Project Description:** Tentative Parcel Map No. 34962 is a proposal for a Schedule "H" subdivision of 2.05 net acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.05 net acres and contains an existing residence which shall remain and Parcel 2 is 1.00 net acres.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 2.05 gross acres

<b>Residential Acres:</b> 2.05	<b>Lots:</b> 2	<b>Units:</b>	<b>Projected No. of Residents:</b> 7
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

- D. Assessor's Parcel No(s):** 325-220-033
- E. Street References:** The site is located northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 2, Township 4 South, Range 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:**

The project site is located in a built-out rural residential area. The project site consists of a single family residence on 2.05 gross acres of heavily disturbed land.

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

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

- 1. Land Use:** The proposed project is located within the Mead Valley Area Plan (MVAP), more specifically within the Good Hope community. The project has a Land Use Designation of Rural Community: Very Low Density Residential (VLDR) (One Acre Minimum). The proposed project adheres to the Mead Valley Area Plan and all other applicable General Plan Land Use Policies.

2. **Circulation:** The proposed project will add overall trips in the area. However, the project was reviewed by the Riverside County Transportation Department. Based on their review, the Transportation Department determined that the proposed project would not result in inconsistencies with the General Plan Circulation Levels of Service and that the proposed project is consistent with this General Plan policy. The project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within a Western Riverside County Multi-Species Habitat Conservation Plan Cell or Cell Group. The project site is free from suitable habitat for wildlife, as well as native plant species. The project meets all other applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or high fire area. The project is located in an area susceptible to subsidence and with a low potential for liquefaction. The proposed project meets all other Safety element policies.
5. **Noise:** The project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project will be required to comply with Ordinance 847 which regulates noise. The proposed project meets all other applicable Noise element policies of the General Plan.
6. **Housing:** The project proposes a two lot subdivision of 2.05 net acres with an existing single family residence. Therefore, the project does propose the construction of one (1) additional home. The proposed project meets all other Housing element policies of the General Plan.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Mead Valley

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

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (One Acre Minimum)

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

**F. Policy Area(s), if any:** N/A

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

1. **Area Plan:** Mead Valley

2. **Foundation Component:** Rural Community (RC) to the north, south, east and west

3. **Land Use Designation:** Very Low Density Residential (VLDR) to the north, south, east and west

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

5. Policy Area(s), if any: N/A

**H. Adopted Specific Plan Information**

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, east, south, and west

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have

become feasible.

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



January 26, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: This project is not located near a scenic highway corridor. The project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) According to the RCIP, the project site is located 17.4 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.21) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

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

a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.

b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring required.

**AGRICULTURE RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 is not designated as Urban- Built Up Land: therefore, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses. Therefore, no impact will occur.
- b) The proposed project is located adjacent to single-family residential homes within a rural setting; therefore, the project will have no impact and will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract. Therefore, there is no impact.
- c) The proposed project is not located adjacent to agriculturally zoned property. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. No impacts related to agriculturally zoned properties are anticipated.
- d) The proposed project is not located within the vicinity of a Farmland Designation. Therefore, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**AIR QUALITY** Would the project

<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

- a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.
- b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring 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,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan, more specifically the project is not located within a criteria cell of MSHCP. A MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools, and other suitable habitats for fairy shrimp. The project will not conflict with the WRCMSHCP, therefore there is a less than significant impact.

b) An MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools and other suitable habitats for fairy shrimp. The project does not have the potential to 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. Therefore, there is a less than significant impact.

c) An MSHCP compliance report was prepared and it concluded that the site lacked native habitats, riparian areas, vernal pools and other suitable habitats for fairy shrimp. The project does not have the potential to 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. Therefore, there is a less than significant impact.

d) Review by the Environmental Programs Department concluded that the project did not have the potential to 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. Therefore, there is a less than significant impact.

e) An MSHCP compliance report was prepared and it was determined that the site lacked any riparian areas. The project does not have the potential to substantially effect 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. Therefore, there is a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project site does not contain any area that is designated as a federally protected wetlands, nor is it located within the vicinity of any federally protected wetlands, therefore there is no impact with regard to wetlands.

g) Review by the Environmental Programs Department concluded that the project did conflict with any local policies or ordinances protecting biological resources, therefore there is no impact with regard to conflicting with the protection of biological resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation 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>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project site will not alter or destroy a known archaeological site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. 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 (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10.PLANNING.8) This is a standard condition and not considered mitigation for CEQA purposes.
- c) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98 (b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (COA 10.Planning.07) This is not unique mitigation therefore impacts are less than significant.
- d) There are no known existing 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", GIS Database

Findings of Fact:

a) According to the GIS database (RCLIS), the proposed project site is within an area that is designated as having an undetermined potential for paleontological sensitivity. However, the site has already been developed for single family residential purposes and it is not anticipated that the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. This impact is considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**GEOLOGY AND SOILS** Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO. No. 2005

Findings of Fact:

- a) The project site is not located on a known earthquake fault study zone and therefore will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death
- b) The project site will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP Figure S-3 "Generalized Liquefaction," REMAP Area Plan "Seismic Hazards Figure 12, RCLIS and Geologist Review

Findings of Fact:

a) This project is located in an area as indicated by the General Plan where there is no potential for liquefaction. The County Geologist has reviewed the proposed project site and concluded that no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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liquefaction study shall be required therefore there is a determination that no impacts for the determination that impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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), Geology Department Review

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Department Review

Findings of Fact:

a) The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, potentially resulting in on- or off-site landslides, lateral spreading, collapse, or rockfall hazards. Therefore, there is no potential impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**14. Ground Subsidence**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Geology Department Review, RCLIS

Findings of Fact: The project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to landslide risk.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, Geology Department Review

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Geology Department Review

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing topography of the project site. The project 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**

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

Source: Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

Findings of Fact:

The project will require grading for house pads on each parcel. However, impacts to substantial soil erosion or the loss of topsoil are less than significant:

- a. The project site will not result in substantial soil erosion or the loss of topsoil.
- b. Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. If expansive soils are identified during building, there is sufficient area out side areas of constraint on the proposed four (4) lots for alternative building sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
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: Department of Building and Safety Grading Review, County Flood Department Review

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) 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.BSGRADE.2)

Mitigation: No mitigation required.

Monitoring: No monitoring 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				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion and blowsand, either on or off site?

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

Findings of Fact:

- a) The project site lies within a high area of wind erosion. (The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA (COA 10.BS GRADE.5).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

- a) The development of two (2) residential lots does not have the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The development of two (2) residential lots does not have the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, therefore there is no impact.

c) The development of two (2) residential lots does not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is no impact.

d) The project site is not located within one quarter mile of an existing school, furthermore, the project, development of two (2) residential lots does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, therefore there is no impact.

e) The project, development of two (2) residential lots, 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 it create a significant hazard to the public or the environment, therefore there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to the Riverside County General Plan EIR, the project is not located within the vicinity of an airport master plan, therefore there is no potential for inconsistency. The project will have no potential impact.

b) According to the Riverside County General Plan EIR, the project is not located within the vicinity of an airport master plan, therefore review by the Airport Land Use Commission is not required. The project will have no potential impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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.

Findings of Fact:

- a) There are no existing watercourses on or in the vicinity of the project site. The project does not have the potential to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The project will have a less than significant impact.
- b) The creation of two (2) residential lots will not violate any water quality standards or waste discharge requirements.
- c) The project proposed potable water service from Eastern Municipal Water District. The project site currently contains one single family residence for which water service already exists comparable to the demand for the project, therefore sufficient water supply already exists to the site. The project will have a less than significant impact with regard to substantially depleting groundwater supplies or interfering substantially with groundwater recharge.
- d) This project site will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- f) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project 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).

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

Monitoring: No monitoring required.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. No natural watercourses exist onsite. The project 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.
- b. The proposed two (2) lot subdivision of 2.05 net acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project site will not make changes in the amount of surface water in any water body

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project is located within the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation. The Rural Community foundation component identifies communities in the County that have a rural lifestyle, animal keeping uses and limited infrastructure (General Plan Land Use Element). The Very Low Density Residential (VLDR) land use designation provides for the development of detached single family residential dwellings and ancillary structures on large parcels (General Plan Land Use Element). The proposed subdivision of two (2) lots with a one (1) acre minimum lot size is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Land Use Designation.

b) The project site is not located within a city sphere of influence or adjacent city/county boundaries, therefore there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 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 checked="" type="checkbox"/>	<input 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:

- The project's existing zone is Rural Residential (R-R). The proposed two (2) lot subdivision of 2.05 net acres with a minimum lot size of one (1) gross acre is consistent with the proposed R-R zoning classification.
- The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed two (2) lot subdivision of 2.05 net acres with a minimum lot size of one (1) gross acre is consistent with the surrounding zoning classifications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed two (2) lot subdivision of 2.05 net acres with a minimum lot size of one (1) gross acre is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum). The proposed two (2) lot subdivision of 2.05 net acres is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Based on Figure OS-5 "Mineral Resources Area," the project is located within MRZ-3 which means that mineral resources are likely to exist, but the significance of such resource is undetermined. The project area has not been used for mining and there are no mining operations within the vicinity of the project. The project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.
- b) The project site is not delineated on a general plan, local land use plan or any other plan as a mineral resource recovery site, therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is not located within the vicinity of State classified area, a designated area or an existing surface mine, therefore the project has no impact with regard to an incompatible land use with a mining operation.

d) The project site is not located within the vicinity of an existing or abandoned quarry or mine, therefore the project has no impact with regard to exposing people or property to hazards of a quarry or mine.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a) According to the GIS database, the project is not located within the vicinity of an airport land use plan or two miles of a public airport, therefore there is no impact with regard to airport noise.

b) The project is not located within the vicinity of a private airstrip, therefore there is no impact with regard to airport noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**29. Railroad Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project is not located within the vicinity of a railroad line, therefore there is no potential impact with regard to railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**30. Highway Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located within the vicinity of a highway.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**31. Other Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

The project does not have the potential to create a potentially significant impact with regard to other noise. The project has no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

**Findings of Fact:**

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed one (1) additional single family residence. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**POPULATION AND HOUSING** Would the project

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

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

Findings of Fact:

- a) The proposed development is for the subdivision of 2.05 net acres into two (2) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.20) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**35. Sheriff Services**

Source: RCIP

Findings of Fact:

The project area is serviced by the Riverside County Sherrif Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.20) This is a standard condition of approval and pursuant to CEQA is not considered mitigation..

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**36. Schools**

Source: GIS database

Findings of Fact:

The project will not physically alter or result in the construction of new school facilities. The project is located within the Perris & Perris Union High School District. The project is required to comply with school mitigation fees in accordance with State law (COA 80.Planning.7, 80.Planning.8). This is a standard condition of approval and not considered mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**37. Libraries**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.20)

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**38. Health Services**

Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

**RECREATION**

**39. Parks and Recreation**

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?				
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

a-b)The developer is required to pay park fees on all residential units. The developer must for a homeowner’s association to fund the maintenance of any streetscape improvements, detention basin or open space lots.

c) The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees. (COA 50.PLANNING.8 and 90.PLANNING.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments, “Mead Valley Trails and Bikeways Plan” Figure 8 (MVAP)

Findings of Fact:

According to Figure 8 of the Mead Valley Area Plan (MVAP), no trails are planned for this portion of Mead Valley. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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, Ordinance 348

Findings of Fact:

- a) The Transportation Department reviewed the project and determined that based on the information provided there project would not be required to prepare a traffic study (COA 10. Trans.1). The project is considered to have a less than significant impact with regard to an increase in traffic.
- b) The proposed project has complied with the development standard of Ordinance 348 with regard to Off-Street Vehicle Parking and has adequate parking capacity for the project, thus there is no impact.
- c) The Transportation Department reviewed the project and determined that based on the information provided the project did not have the potential to exceed the level of service standard for the proposed area. The project may have a minimal increase in trips to the site based on the change from an additional single family residence, however the current level of service will not be significantly altered therefore there is a less than significant impact.
- d) The project does not have the potential to change air traffic patterns, therefore there is no impact.
- e) The project does not have the potential to change waterborne, air or rail traffic, therefore there is no impact.
- f) The project is located adjacent to Cowie Avenue and will not be required to make any improvements and/or modifications to the design of the roadway. The project does not have the potential increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), therefore there is a less than significant impact.
- g) The project is located adjacent to Cowie Avenue and has the potential to increase the roadways within the vicinity of the project site, therefore generating a small increase in the need for maintenance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of roads. However, due to the relatively small scale of the increase, impacts related to the maintenance of roads shall be considered less than significant.

h) It is not anticipated that there will be a substantial effect upon circulation during the project's construction. No improvements are proposed within adjacent right of ways and all improvements will occur internally within the project site. Therefore, the improvements are not anticipated to substantially affect circulation in the are and this impacts shall be considered less than significant.

i) The project will not result in inadequate emergency access or access to nearby uses, therefore there is no potential impact.

j) The project will not conflict with adopted policies supporting alternative transportation, therefore there is not potential impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: "Mead Valley Trails and Bikeways Plan" Figure 8 (MVAP)

Findings of Fact:

a) The project is located adjacent to Cowie Avenue and according to Figure 8 of the Mead Valley Area Plan no trails are planned for this portion of the Highway. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
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<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, Eastern Municipal Water District

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposed potable water service from Eastern Municipal Water District. The project site currently contains one single family residence for which water service already exists comparable to the demand for the project, therefore sufficient water supply already exists to the site. The project will have a less than significant impact with regard to water.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Sewer**

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

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 project proposes an Onsite Wastewater Treatment System to serve the proposed use. The construction of the new septic system will not have the potential to cause significant environmental effects; therefore the impact is considered less than significant.

b) The project proposes an Onsite Wastewater Treatment System to serve the proposed use, therefore there is no wastewater treatment provider whom serves the area and no potential impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**45. Solid Waste**

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.

b) The proposed project shall comply with federal, state and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, SBC, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

Source: Staff review, Project Application Materials

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

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

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

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Project (General Plan) dated October 7, 2003

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

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

JH:jh

Y:\Planning Case Files-Riverside office\PM34962\DH\EA41610 (PM34962) DH 3-8-10.doc  
Revised: 6/9/08

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 2.49 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.41 gross acres and contains an existing residence which shall remain and Parcel 2 is 1.01 gross acres.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 34962 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 34962, Amended No. 2, dated 6/15/09.

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

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.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                    MAP-GIN INTRODUCTION                    RECOMMND

Improvement such as grading, filling, over excavation and recompactation, 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.

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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.

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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                    EMWD POTABLE WATER SERVICE                    RECOMMND

All lots under Parcel Map#34962 are proposing Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with EMWD as well as all other applicable agencies.

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

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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-#13-HYDRANT SPACING                      RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Parcel Map 34962 is a proposal to subdivide an approximately 2.5-acre site into 2 lots for residential use. The site is located in the Good Hope area on the southeast corner of Cowie Avenue and Lopez Street. There is an existing residence on Lot 1.

Our review indicates that except for nuisance nature local runoff, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 4                      MAP - LOW PALEO                      RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 5                    MAP - LC LANDSCAPE REQUIREMENTS                    RECOMMND

Prior to the installation or rehabilitation of 2,500 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;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

10.PLANNING. 6                    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/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 7                    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

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10. GENERAL CONDITIONS

10.PLANNING. 7                    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. 8                    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

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10. GENERAL CONDITIONS

10.PLANNING. 8 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. 9 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 10 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. 15 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 16 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. 19 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 20 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 22 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

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. 5                    MAP - NO ADD'L ROAD IMPRVMENTS                    RECOMMND

No additional road improvements will be required at this time along Lopez Street and Cowie Avenue due to existing improvements.

10.TRANS. 8                    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

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10. GENERAL CONDITIONS

10.TRANS. 8                      MAP - STD INTRO 3(ORD 460/461) (cont.)                      RECOMMND

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director'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-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

50.FIRE. 4                      MAP-#59-ECS-HYDR REQUIR                      RECOMMND

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

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.

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50. PRIOR TO MAP RECORDATION

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 one (1) gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural residential (R-R) 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.

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152 or other entity as determined by the Planning Director.

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

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - FINAL MAP PREPARER

RECOMMND

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



RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

50. PRIOR TO MAP RECORDATION

50.TRANS. 6                      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. 7                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Lopez Street and so noted on the final map.

50.TRANS. 13                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 14                      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. 24                      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.

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.\*

RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP (cont.)                    RECOMMND  
SWRCB at (916) 657-1146.

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading 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.

PLANNING DEPARTMENT

60.PLANNING. 2                    MAP - BUILDING PAD GRADING                    RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 17                    MAP - FEE BALANCE                    RECOMMND

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

60.PLANNING. 18                    MAP - GRADING PLAN REVIEW                    RECOMMND

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

CEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 based on AM/PAC Soils Percolation Report Project#07-10439 dated April 16, 2007. Parcel#1 has an existing primary dwelling connected to an existing OWTS approved by DEH on 5/7/04 c/o Richard Conant (AM/PAC Project#04-8345).

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

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by AM/PAC. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED

RECOMMND

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

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

\*\*Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.\*\*

FIRE DEPARTMENT

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION (1) RECOMMND

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

80.PLANNING. 8 MAP - SCHOOL MITIGATION (2) RECOMMND

Impacts to the Perris Union High 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.

RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2           USE-FEE STATUS           RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

PLANNING DEPARTMENT

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

90.PLANNING. 6           MAP - SKR FEE CONDITION           RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.49 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside

02/22/10  
14:07

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 22

RCEL MAP Parcel Map #: PM34962

Parcel: 325-220-033

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

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

DATE: December 17, 2007

**TO:**

Transportation Dept.-Jim Knutson  
Environmental Health Dept.-Industrial Hygiene  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Plchk)  
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.  
CSA 70 c/o EDA  
Supervisor Ashley  
Commissioner Zuppardo  
City of Perris  
Perris Union High School Dist.  
Mead Valley Municipal Advisory Council

**CHANGE OF ZONE NO. 7590 AND TENTATIVE PARCEL MAP NO. 34962 -EA41610** - Applicant: Andy Vargas - Engineer/Representative: Bradley H. Worrel - Fifth Supervisorial District - Good Hope Zoning District - Mead Valley Area Plan: Rural Community:Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Deprad St., Southerly of Lopez St., Easterly of Cowie St., Westerly of Cox St. - 2.49 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Change of Zone No. 7590 proposes to change the zoning classification, from Rural Residential to Residential Agricultural - 1 Acre Minimum (R-A-1) to comply with the General Plan. Parcel Map No. 34962 is proposing a schedule "H" subdivision of 2.49 Gross Acres into two individual parcels for residential purposes - APN: 325-220-033

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 10, 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 **Josias Gonzalez**, Project Planner, at (951) 955-3626 or email at [josggonza@RCTLMA.org](mailto:josggonza@RCTLMA.org) / MAILSTOP# 1070.

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

DATE: March 5, 2008

**TO:**

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire

Dept. of Bldg. & Safety (Grading)  
Environmental Programs Dept.  
Regional Parks & Open Space  
Co. Geologist

**TENTATIVE PARCEL MAP NO. 34962, AMENDED NO. 1 -EA41610** - Applicant: Andy Vargas - Engineer/Representative: Bradley H. Worrel - Fifth Supervisorial District - Good Hope Zoning District - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Deprad Street, Southerly of Lopez Street, and Easterly of Cowie Street. - 2.49 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The project proposes a Schedule "H" subdivision of 2.49 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.41 gross acres and contains an existing residence which shall remain and Parcel 2 is 1.01 gross acres. - APN: 325-220-033

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 3, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Nicole Berumen**, Project Planner, (951)955-5719, or e-mail at [nberumen@RCTLMA.org](mailto:nberumen@RCTLMA.org) / **MAILSTOP #: 1070**

COMMENTS:

**FILE COPY**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**LAND DEVELOPMENT COMMITTEE**  
**3<sup>rd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: July 7, 2009

**TO**

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

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

Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe

**TENTATIVE PARCEL MAP NO. 34962 AMENDED NO. 2** –EA41610 - Applicant: Andy Vargas - Engineer/Representative: Bradley H. Worrel - Fifth Supervisorial District – Good Hope Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street – 2.49 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes a Schedule “H” subdivision of 2.49 gross acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.41 gross acres and contains an existing residence which shall remain and Parcel 2 is 1.01 gross acres. – Concurrent Case: CZ07590 - APN: 325-220-033

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 23, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai**, Project Planner (951) 955-2402, or e-mail at [wbugtai@rctlma.org](mailto:wbugtai@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.*

4507

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
Robert C. Johnson Planning Director

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 34962 DATE SUBMITTED: 10-16-07

**APPLICATION INFORMATION**

Applicant's Name: ANDY VARGAS E-Mail: \_\_\_\_\_

Mailing Address: 23330 COWIE AVENUE  
Street  
PERRIS, CA. 92570  
City State ZIP

Daytime Phone No: (951) 453-6263 Fax No: (951) 657-0015

Engineer/Representative's Name: BRADLEY H. WORREL E-Mail: \_\_\_\_\_

Mailing Address: 15205 LAKE MATHEWS DRIVE  
Street  
PERRIS, CA. 92570  
City State ZIP

Daytime Phone No: (951) 940-1826 Fax No: (951) 940-1840

Property Owner's Name: ANDY VARGAS E-Mail: \_\_\_\_\_

Mailing Address: 23330 COWIE AVENUE  
Street  
PERRIS, CA. 92570  
City State ZIP

Daytime Phone No: (951) 453-6263 Fax No: (951) 657-0015

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

ANDY VARGAS  
PRINTED NAME OF APPLICANT

*Andy Vargas*  
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.

ANDY VARGAS  
PRINTED NAME OF PROPERTY OWNER(S)

*Andy Vargas*  
SIGNATURE OF PROPERTY OWNER(S)

GENA ESCOBAR  
PRINTED NAME OF PROPERTY OWNER(S)

*Gena Escobar*  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 325-220-033

Section: 35 Township: 4S Range: 4W

Approximate Gross Acreage: 2.05 ACRES

General location (street address, cross streets, etc.): North of DELRAD, South of LOPEZ ST., East of COWIE ST., West of COX ST.

Thomas Brothers map, edition year, page number, and coordinates: 1997, PAGES & GRID 807 B3

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

THE DIVISION OF APPROXIMATELY 2.05 ACRES INTO TWO PARCELS  
FOR RESIDENTIAL PURPOSES. THIS WILL BE A SCHEDULE "H"

Related cases filed in conjunction with this request:

NONE

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

If yes, provide Case No(s). SEE ATTACHED (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: HABITAT ASSESSMENT (BURROWING OWL)  
CULTURAL RESOURCES REPORT

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) 5,302 FT.

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: LESS THAN 50 CUBIC YARDS

Estimated amount of fill = cubic yards LESS THAN 50 CUBIC YARDS

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

Import N/A Export N/A Neither N/A

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

N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? NONE truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 20,000 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)

Bradley H. Worrel  
BRADLEY H. WORREL

Date 3-19-07

Owner/Representative (2)

Date

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 34962** – Negative Declaration - Applicant: Andy Vargas - Engineer/Representative: Archer Engineering - Fifth Supervisorial District – Good Hope Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street – 2.05 Net Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The project proposes a Schedule “H” subdivision of 2.05 net acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.05 net acres and contains an existing residence which shall remain and Parcel 2 is 1.00 net acres - APN: 325-220-033. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.  
DATE OF HEARING: March 22, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
4080 LEMON STREET  
12th FLOOR CONFERENCE ROOM 12A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org), or go to the County Planning Department's Director's Hearing agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current\\_dh.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jeff Horn  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 12/29/09,

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

APN (s) or case numbers Pm 34962 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

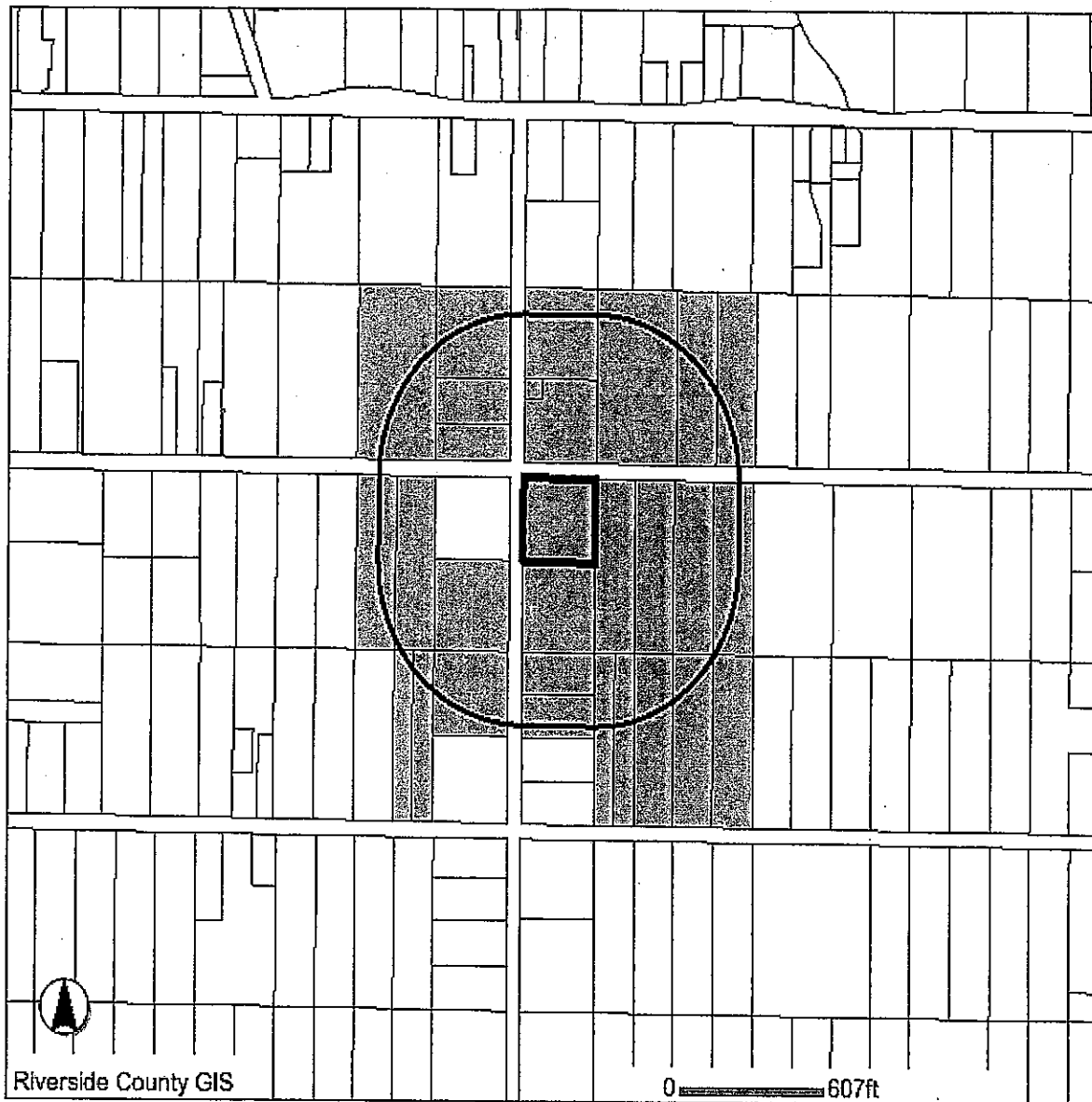
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 12/30/09   
EXPIRES: 6/29/10

600 feet buffer



**Selected parcel(s):**

- 325-120-014 325-120-015 325-120-016 325-120-017 325-150-013 325-150-014 325-150-016
- 325-160-014 325-160-017 325-160-018 325-220-033 325-220-034 325-220-035 325-220-036
- 325-220-037 325-220-055 325-220-056 325-220-057 325-220-058 325-220-059 325-220-061
- 325-220-062 325-220-063 325-240-009 325-240-011 325-240-012 325-240-013 325-240-016
- 325-240-017

**\*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...12/29/2009



APN: 325120014 ASMT: 325120014  
MIGUEL RUAN  
22480 LOPEZ ST  
PERRIS CA. 92570

APN: 325120015 ASMT: 325120015  
JACKSON EDWARD ESTATE OF  
C/O EDWARD J JACKSON JR  
3562 WESLEY ST  
CULVER CITY CA 90232

APN: 325120016 ASMT: 325120016  
LETICIA M HERNANDEZ  
23201 COWIE AVE  
PERRIS CA. 92570

APN: 325120017 ASMT: 325120017  
BILL ED EVANS  
C/O SARA RAMIREZ  
22520 LOPEZ ST  
PERRIS CA. 92570

APN: 325150013 ASMT: 325150013  
ELOY CAMACHO  
AQUILINA LARA CAMACHO  
22399 LOPEZ ST  
PERRIS CA. 92570

APN: 325150014 ASMT: 325150014  
FABIOLA MARGARITA RUAN  
P O BOX 1564  
LYNWOOD CA 90262

APN: 325150016 ASMT: 325150016  
AMPELIO RODRIGUEZ  
3474 E 1ST ST NO 114  
LOS ANGELES CA 90063

APN: 325160014 ASMT: 325160014  
ADOLFO CEBALLOS  
21455 SHARP RD  
PERRIS CA 92570

APN: 325160017 ASMT: 325160017  
GUILLERMO ESPERANZA HERNANDEZ  
931 W 21ST NO 7  
LOS ANGELES CA 90007

APN: 325160018 ASMT: 325160018  
CARLOS LIMON  
ELIZABETH LIMON  
22424 DE PRAD ST  
PERRIS CA. 92570

APN: 325220033 ASMT: 325220033  
ANDRES M VARGAS  
GINA V ESCOBAR  
425 W RIDER ST NO A1  
PERRIS CA 92571

APN: 325220034 ASMT: 325220034  
GLORIA JEAN DAWSON  
CLEOPATRA MCCOMBS  
URSELA NIXON  
PSALMS SLAVAIC  
C/O GLORIA DAWSON  
P O BOX 1017  
RIALTO CA 92377

APN: 325220035 ASMT: 325220035  
GREGORY ALAN MCNAMARA  
SUSAN CAROL MCNAMARA  
22609 LOPEZ ST  
PERRIS CA. 92570

APN: 325220036 ASMT: 325220036  
ANTHONY MEDINA  
TERRY L MEDINA  
22639 LOPEZ RD  
PERRIS CA 92570



APN: 325220037 ASMT: 325220037  
EDWARD R RODRIGUEZ  
ANGELINA RODRIGUEZ  
30540 PHILIPS RD  
NUEVO CA 92567

APN: 325220055 ASMT: 325220055  
MILLARD BARFIELD  
LUANA BARFIELD  
P O BOX 7  
PERRIS CA 92570

APN: 325220056 ASMT: 325220056  
AHMAD SPRY  
22650 DEPRAD ST  
PERRIS CA. 92570

APN: 325220057 ASMT: 325220057  
ANTONIO VARGAS  
22610 DEPRAD ST  
PERRIS CA. 92570

APN: 325220058 ASMT: 325220058  
MARY ELLEN DIAZ  
2112 S GLENARBOR ST  
SANTA ANA CA 92704

APN: 325220059 ASMT: 325220059  
ENRIQUE T CALBILLO  
VIRGILIA H CALBILLO  
22570 DE PRAD ST  
PERRIS CA. 92570

APN: 325220061 ASMT: 325220061  
CYNTHIA J MELONSON  
23360 COWIE AVE  
PERRIS CA. 92570

APN: 325220062 ASMT: 325220062  
PETER P WAROBLAK  
31470 MCWADE AVE  
HOMELAND CA 92548

APN: 325220063 ASMT: 325220063  
RAFAEL D CEJA  
MARIA R CEJA  
JUAN C CEJA  
23340 COWIE ST  
PERRIS CA. 92570

APN: 325240009 ASMT: 325240009  
JOSE ROSARIO TREJO  
22981 LOPEZ ST  
PERRIS CA 92570

APN: 325240011 ASMT: 325240011  
MELVIN GLEN KOOLHAAS  
22610 LOPEZ ST  
PERRIS CA. 92570

APN: 325240012 ASMT: 325240012  
GEORGINA MENDDOZA  
ANITA MARIE WATTERS  
1625 S TOWNSEND ST  
SANTA ANA CA 92704

APN: 325240013 ASMT: 325240013  
NARCISO CASTILLO  
IMELDA CASTILLO  
22670 LOPEZ ST  
PERRIS CA. 92570

APN: 325240016 ASMT: 325240016  
FRANCISCO RODRIGUEZ  
23210 COWIE AVE  
PERRIS CA. 92570



APN: 325240017 ASMT: 325240017  
GTE CALIF INC  
C/O GTE ATTN GARY WILLIAMS HQCO2G08  
P O BOX 152206  
IRVING TX 75015

City of Perris  
101 N. D St.  
Perris, CA 92570-1917

ATTN: Lee Cussins, Secretary  
Mead Valley Municipal Advisory Council  
18870 Springwood Ln.  
Perris, CA 92570

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Applicant/Owner:  
Andy Vargas & Gina Escobar  
23330 Cowie Ave.  
Perris, CA 92570

Eng-Rep  
Bradley Worrell  
15205 Lake Mathews Dr.  
Perris, CA 92570

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Environmental Assessment No. 41610, Tentative Parcel Map No. 34962

*Project Title/Case Numbers*

Jeff Horn  
*County Contact Person*

(951) 955-4641  
*Phone Number*

N/A

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

Andres Vargas and Gina Escobar  
*Project Applicant*

23330 Cowie Ave, Perris CA 92570  
*Address*

Northerly of Deprad Street, southerly of Lopez Street, and easterly of Cowie Street.

*Project Location*

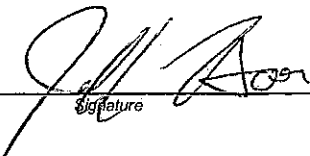
**Tentative Parcel Map No. 34962 is a proposal for a Schedule "H" subdivision of 2.05 net acres into two (2) single family residential lots with a minimum lot size of one (1) gross acre. Parcel 1 is 1.05 net acres and contains an existing residence which shall remain and Parcel 2 is 1.00 net acres.**

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 3-22-10, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.  
A 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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*

Project Planner  
*Title*

February 9, 2010  
*Date*

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

Y:\Planning Case Files-Riverside office\PM34962\DH\NOD Form PM34962.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41610 ZCFG4954 .

**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*

**NEGATIVE DECLARATION**

Project/Case Number: Environmental Assessment No. 41610 and Tentative Parcel Map No. 34962

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Jeff Horn Title: Project Planner Date: January 26, 2010

Applicant/Project Sponsor: Andres Vargas and Gina Escobar Date Submitted: October 16, 2007

**ADOPTED BY:** Planning Director

Person Verifying Adoption:  Date: March 12, 2010

The 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 contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

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

Please charge deposit fee case#: ZEA41610 ZCFG4954 .

**FOR COUNTY CLERK'S USE ONLY**

[Empty box for County Clerk's Use Only]

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0715649

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: LAKE PERRIS REALTY \$64.00  
paid by: CK 13177  
CFG FOR EA41610  
paid towards: CFG04954 CALIF FISH & GAME: DOC FEE  
at parcel: 23330 COWIE AVE PERR  
appl type: CFG3

By \_\_\_\_\_ Oct 16, 2007 14:51  
MBRASWEL posting date Oct 16, 2007

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R1001404

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: LAKE PERRIS REALTY \$2,010.25  
paid by: CK 2091  
CFG FOR EA41610  
paid towards: CFG04954 CALIF FISH & GAME: DOC FEE  
at parcel: 23330 COWIE AVE PERR  
appl type: CFG3

By \_\_\_\_\_ Feb 08, 2010 14:53  
SBROSTRO posting date Feb 08, 2010

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

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

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