

Scan

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: May 11, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 33840 – Intent to Adopt a Mitigated Negative Declaration

(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 25, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5494)

Docs sent 5/13/10

RJG
5-11-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 33840 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ricardo Desantiago– Engineer/Representative: Medofer Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning District – Warm Springs Policy Area – Elsinore Area Plan – Community Development: Very Low Residential (CD:VLDR) (1 Acre Minimum) – Location: Easterly of El Toro Road and westerly of 11th Street – 4.85 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** The Tentative Parcel Map proposes a schedule "H" to subdivide two (2) existing parcels consisting of 4.85 gross acres into four (4) 1 acre parcels. APN(s): 347-160-027 & 347-160-028. (Quasi-judicial)

RECOMMENDED MOTION:

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

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42141**, 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. 33840, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



Ron Goldman
Planning Director

Initials
RG/GM

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept Re

Per Exec. Ofc.

Prev. Agn. Ref.

District: Fifth

Agenda Number:

Agenda Item No.: 3.4
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisory District: Fifth
Project Planner: Becky Brewington
Directors Hearing: March 22, 2010

Tentative Parcel Map No. 33840
E.A./EIR Number: 42141
Applicant: Rick Desantiago
Engineer/Representative:
Medofer Engineering Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 33840 proposes a schedule "H" parcel map to subdivide two existing parcels consisting of 4.85 gross acres into four parcels of with minimum parcel sizes of 1 acre gross.

The project site is located easterly of El Toro Road, westerly of 11th Street and southerly of Nichols Road, in the Elsinore Area Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential (CD:VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential (CD:VLDR) to the north, east, south and west |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural 20,000 square feet (R-A-20,000) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural 20,000 square feet (R-A-20,000) to the north, east, south and west |
| 5. Existing Land Use (Ex. #1): | Four Single Family Residences |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, east, south and west |
| 7. Project Data: | Total Acreage: 4.85
Total Proposed Lots: 4
Proposed Min. Lot Size: 1 Acre Gross
Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42141**, 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. 33840**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



Handwritten signature and date: [Signature] 2/16/10

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very Low Density Residential (CD:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural 20,000 square feet (R-A-20,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule 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 clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development:Very Low Density Residential (CD:VLDR) on the Elsinore Area Plan.
2. The proposed use, residential parcels with a minimum of 1 Acre, is a permitted use in the Community Development:Very Low Density Residential (CD:VLDR) designation.
3. The proposed use, a residential parcel map with 1 acre gross parcel sizes, is a permitted use in the Community Development:Very Low Density Residential (CD:VLDR) designation.
4. The project site is surrounded by properties which are designated Community Development:Very Low Density Residential (CD:VLDR) to the north, east, south and west.
5. The zoning for the subject site is Residential Agricultural 20,000 square feet (R-A-20,000).
6. The proposed use, a residential parcel map of 1 acre gross parcels, is consistent with the development standards set forth in the Residential Agricultural 20,000 square feet (R-A-20,000) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural 20,000 square feet (R-A-20,000) to the north, east, south and west.
8. Residential uses exist on the project site and have been constructed in the project vicinity.

9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is located within the Warm Springs Policy Area of the Elsinore Area Plan, and is consistent with the Warm Springs Policy Area requirements.
11. Environmental Assessment No. 42141 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hazards and Hazardous Materials
 - c. Hydrology/Water Quality
 - d. Utilities/Service Systems

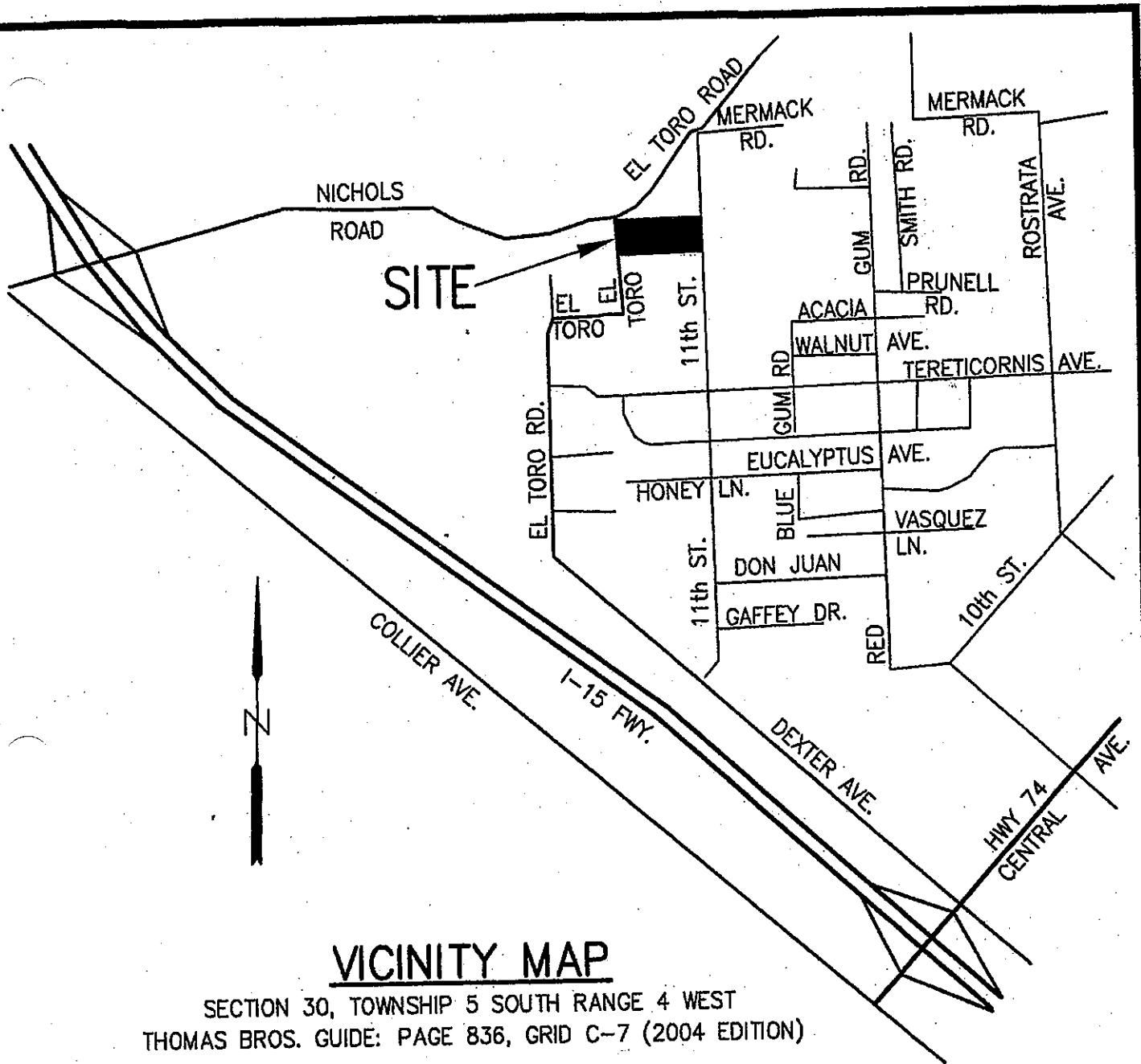
These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. The March Joint Powers Authority Jurisdiction
 - c. In an area designated as Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A Redevelopment Area.
 - i. An Airport Influence Area or an Airport Compatibility Zone.
 - j. A Cell Criteria Area of the Multiple Species Habitat Conservation Plan.
 - k. A High Fire Area.
 - l. A Fault Zone or within ½ mile of a fault.
 - m. A Community Service Area.
3. The project site is located within:
 - a. The boundaries of the Lake Elsinore Unified School District.
 - b. The City of Lake Elsinore Sphere of Influence.
 - c. The Elsinore Area Plan.
 - d. The Warm Springs Policy Area.
 - e. A State Responsibility Area.
 - f. The Stephens Kangaroo Rat Fee Area.
 - g. A Flood Plain Management Review Area.
 - h. The Santa Ana River Watershed Area.
 - i. An area of Moderate Liquefaction Potential
 - j. An area Susceptible to Subsidence.
 - k. An area of Low Paleontological Sensitivity.
 - l. Zone B of the Lighting Ordinance (Ordinance 655).

4. The subject site is currently designated as Assessor's Parcel Numbers 347-160-027 and 347-160-028.
5. This project was filed with the Planning Department on March 9, 2009.
6. This project was reviewed by the Land Development Committee 3 times on the following dates April 23, 2009, October 1, 2009 and January 7, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$19,200.20.

Y:\Planning Case Files-Riverside office\PM33840\PM33840 staff report.doc
Date Prepared: 01/01/01
Date Revised: 6/08/09 by RJuarez



VICINITY MAP

SECTION 30, TOWNSHIP 5 SOUTH RANGE 4 WEST
 THOMAS BROS. GUIDE: PAGE 836, GRID C-7 (2004 EDITION)

LEGAL DESCRIPTION

GROVES 5 AND 6 IN FOREST NO. 1 OF THE ELSINORE EUCALYPTUS TRACT, AS SHOWN BY MAP FILED IN BOOK 6 PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNERS/APPLICANTS

APN 347-160-027:
 RICARDO & ALICIA DE SANTIAGO
 8398 EL TORO RD.
 LAKE ELSINORE, CA 92532
 951-674-5170

APN. 347-160-028:
 RUBEN & JOSE DE SANTIAGO
 28370 EL TORO RD.
 LAKE ELSINORE, CA 92532
 951-674-5170

PREPARED BY

AERIAL VIEW



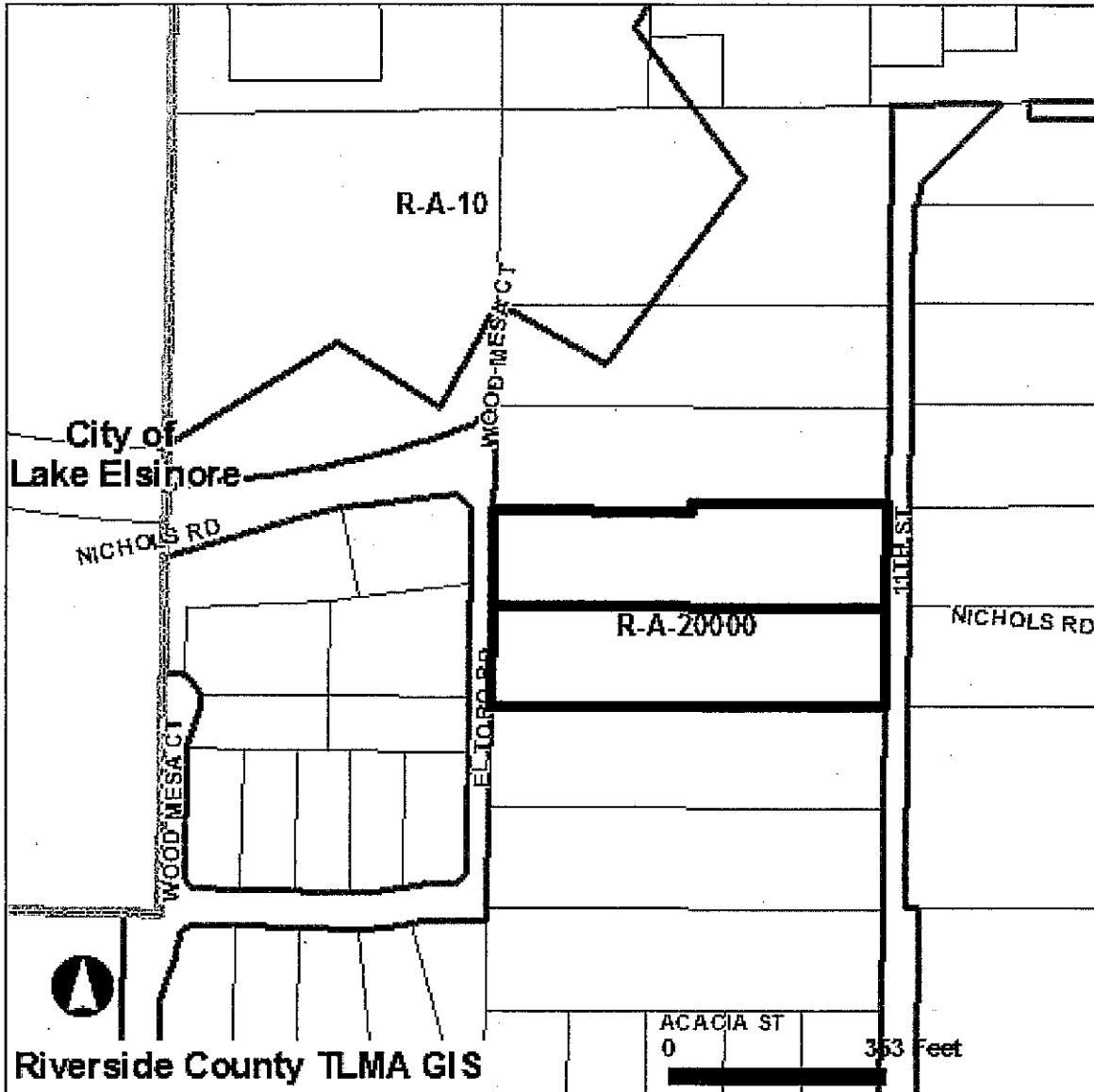
Selected parcel(s):
347-160-027 347-160-028

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.

REPORT PRINTED ON...Tue Jan 19 13:57:33 2010

EXISTING AND SURROUNDING ZONING



Selected parcel(s):
347-160-027 347-160-028

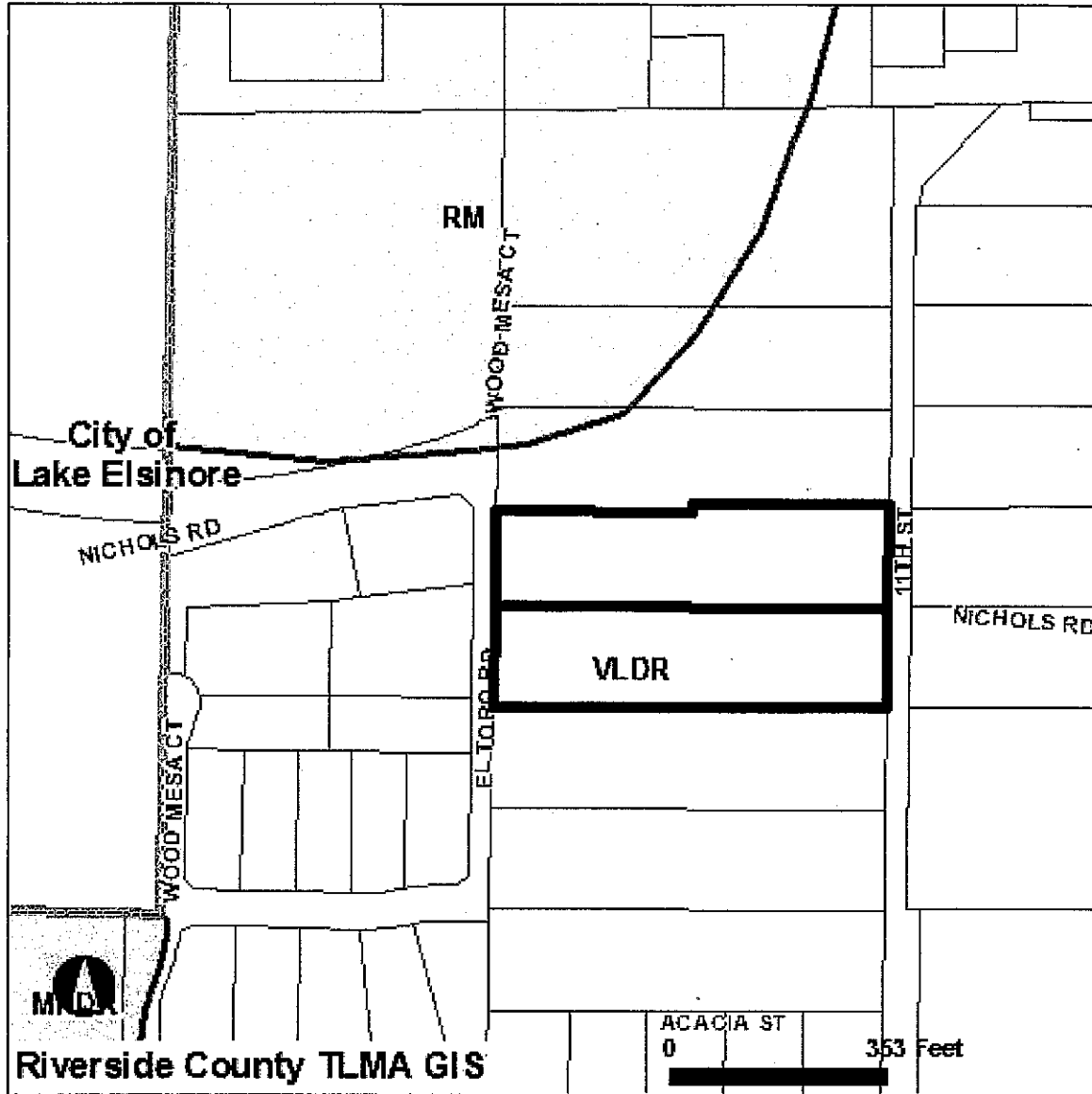
IMPORTANT

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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Existing and Surrounding Zoning

EXISTING AND SURROUNDING GENERAL PLAN



Selected parcel(s):
347-160-027 347-160-028

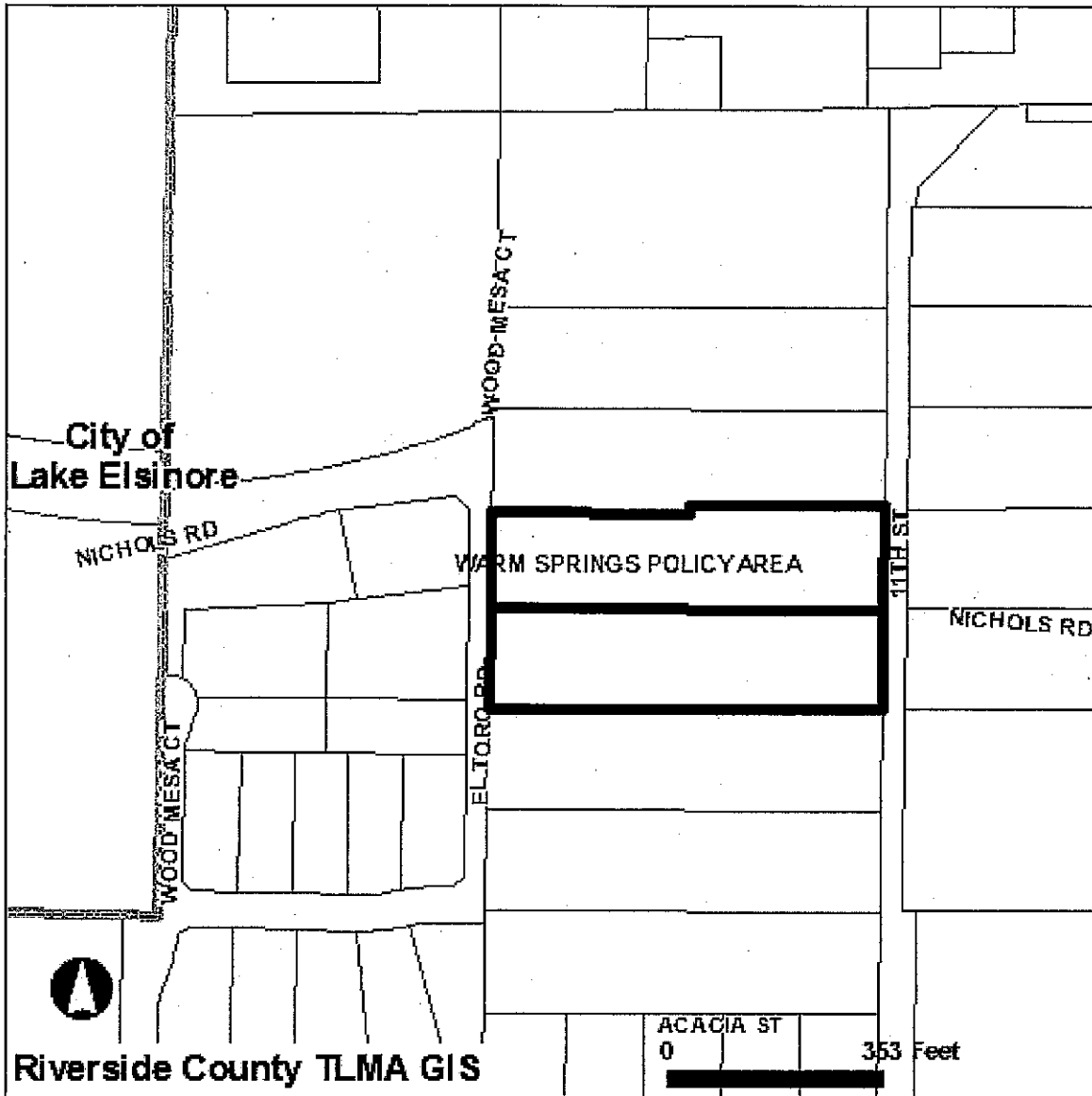
IMPORTANT

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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Existing and Surrounding Zoning

POLICY AREAS



Selected parcel(s):
347-160-027 347-160-028

IMPORTANT

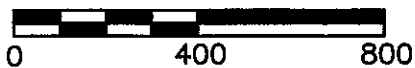
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Existing and Surrounding Zoning



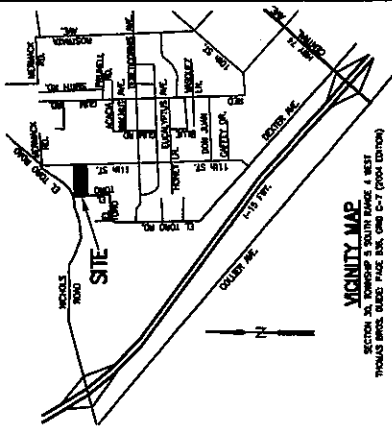
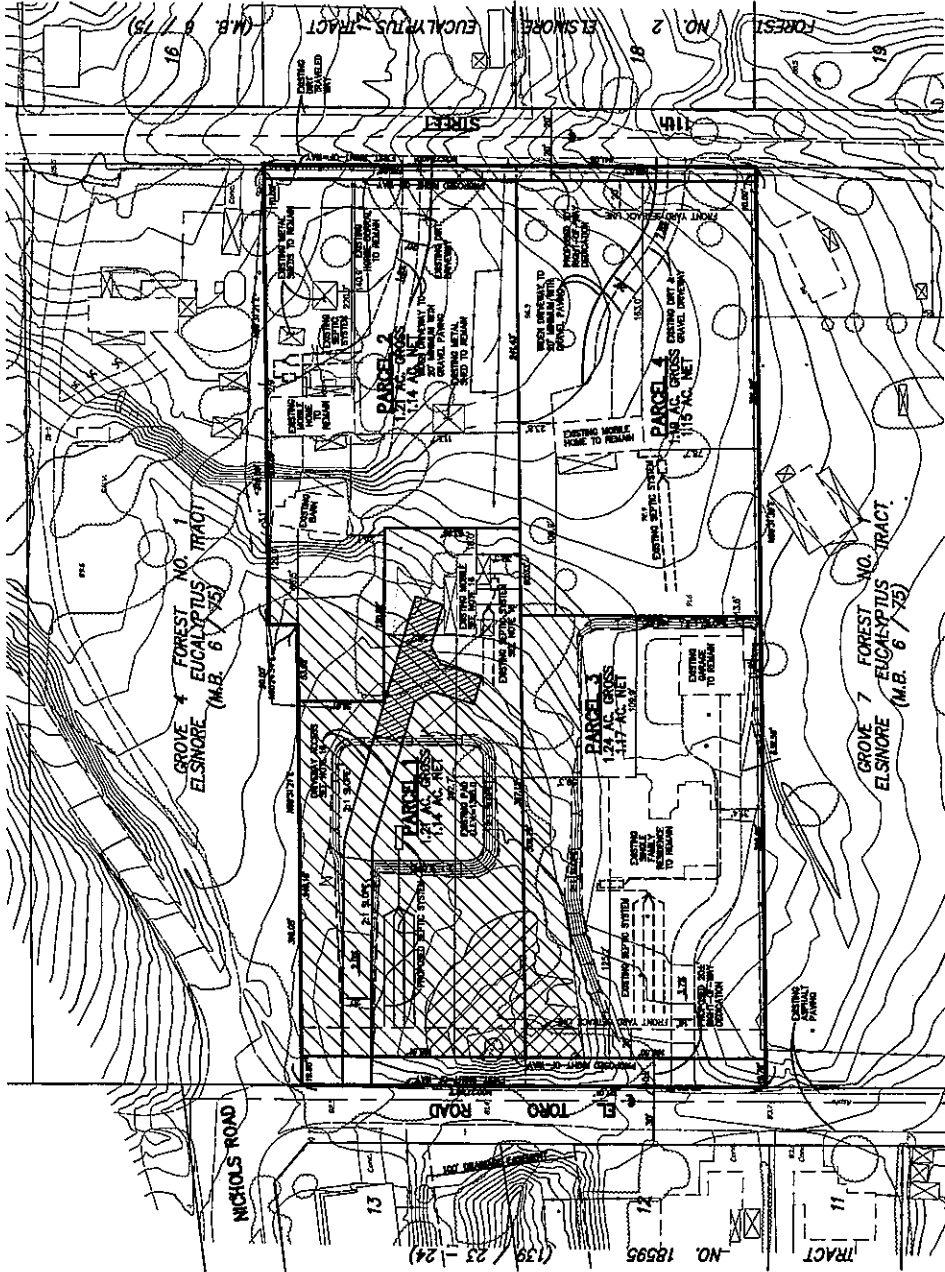
**TENTATIVE PARCEL MAP 33840
AERIAL PHOTOGRAPH**



TENTATIVE PARCEL MAP NO. 33840 AMENDED NO. 2

SCHEDULE 'H'

RIVERSIDE COUNTY, CALIFORNIA



VICINITY MAP

SECTION 30, TOWNSHIP 5 SOUTH RANGE 4 WEST
TOWNSHIP 5 SOUTH RANGE 4 WEST (FOOT CENTER)

LEGAL DESCRIPTION

PORTION OF PARCEL 1 OF THE ELGIN FOREST TRACT, AS SHOWN BY MAP FILED IN BOOK 9 PAGE 75 OF MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNERS/APPLICANTS

APR 317-160-007
RICHARD & ANITA DE SANTIAGO
RICHARD DE SANTIAGO
RICHARD DE SANTIAGO
RICHARD DE SANTIAGO
RICHARD DE SANTIAGO
RICHARD DE SANTIAGO

PREPARED BY

MEADOWS ENGINEERING INC.
2810 UNIVERSITY AVENUE
SAN DIEGO, CALIFORNIA 92106
TEL: 619-594-1100 FAX: 619-594-1170

UTILITY PURVEYORS

WATER: ELGIN FOREST WATER DISTRICT
SEWER: SERVED BY SEWERAGE SYSTEMS DISTRICT
GAS: SERVED BY SEWERAGE SYSTEMS DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: VERIZON
SCHOOL: LAKE ELGIN UNIFIED SCHOOL DISTRICT
CITY: AERIAL COMMUNICATION

NOTES

1. DATE OF PREPARATION: NOVEMBER 3, 2008 (AMENDED NO. 2)
2. ASSESSOR'S PARCEL NUMBERS: 317-160-007 & 317-160-008
3. SCALE: 1" = 40 FEET
4. THIS SITE IS NOT SHOWN TO BE WITHIN A SPECIAL STUDIES ZONE
5. EXISTING & PROPOSED ZONING: R-P-2000 (RESIDENTIAL, SINGLE-FAMILY)
6. EXISTING & PROPOSED LAND USE: RESIDENTIAL, SINGLE-FAMILY (RESIDENTIAL)
7. THIS SITE IS NOT WITHIN A SEWERAGE SYSTEM AREA.
8. NO GRADING IS PROPOSED WITH THIS APPLICATION.
9. TOTAL GROSS AREA: 4.83 ACRES
10. TOTAL NET AREA: 4.83 ACRES
11. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
12. THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OVERLAP OF THE LAND DISTRICT.
13. THIS PROPERTY IS NOT LOCATED WITHIN A COUNTY SERVICES AREA OR COMMUNITY FACILITIES DISTRICT.
14. THIS SITE IS NOT SUBJECT TO LIEBIGMANN OR OTHER FEDERAL, STATE, OR LOCAL HISTORIC PRESERVATION ACTS.
15. SPECIAL ELGIN FOREST AREAS SUBJECT TO REGULATION BY THE NATIONAL CHARTER FLOOD CONTROL ACT OF 1974 AND THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1968 ARE SHOWN ON THE COMMUNITY FACILITIES DISTRICT MAP DATED 11/17/08.
16. DEVELOPER AGREES TO MAINTAIN EXISTING WATER, WASTE, AND POWER SERVICES AS SHOWN ON THE LATEST RECORDED PLAN.

LEGEND

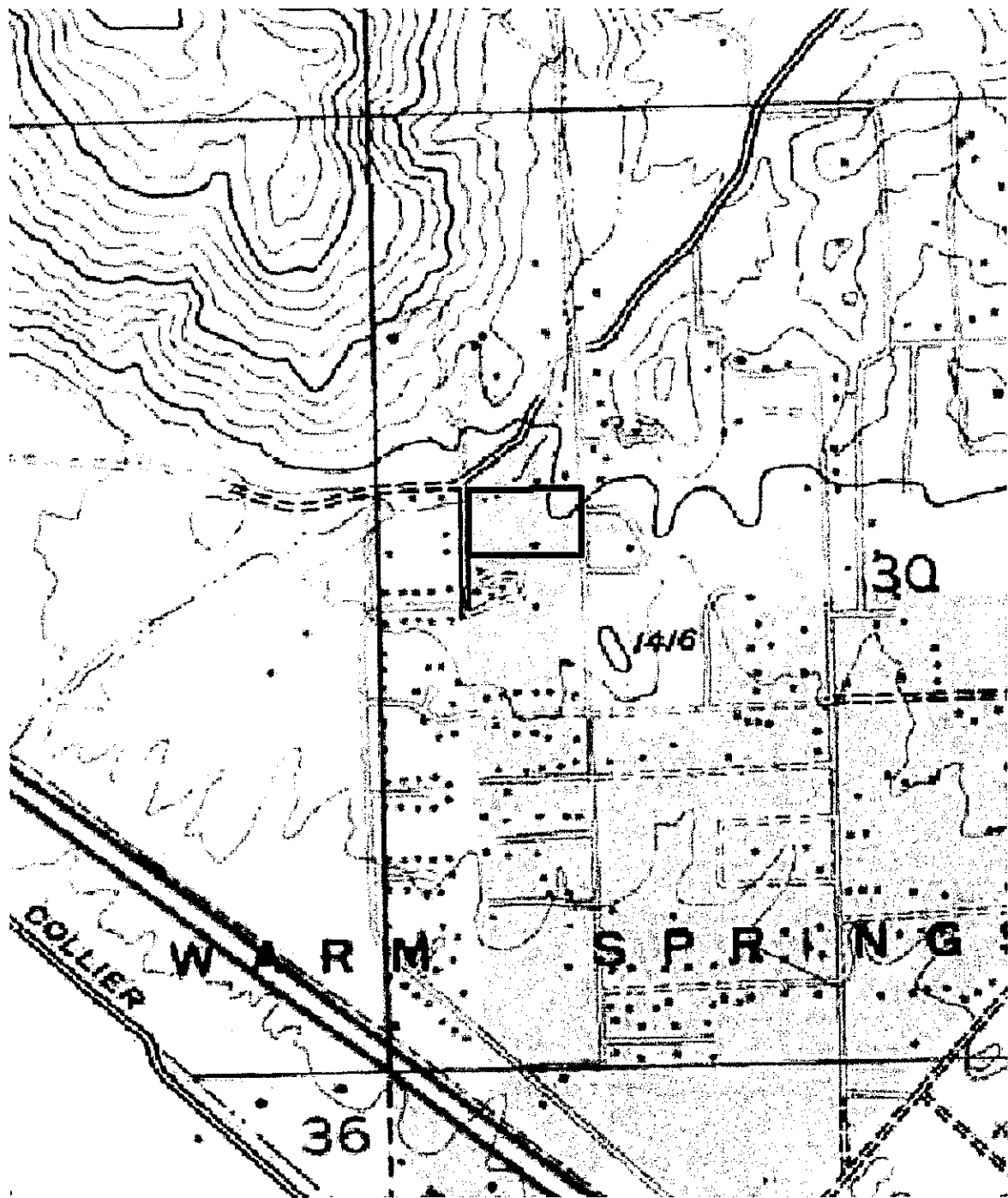


Meadows Engineering Inc.
2810 UNIVERSITY AVENUE
SAN DIEGO, CALIFORNIA 92106
TEL: 619-594-1100 FAX: 619-594-1170
PREPARED BY: MEADOWS ENGINEERING INC.

DATE	REVISIONS	APPROVED

TYPICAL SECTION: EL TORDO ROAD
NO SCALE

TYPICAL SECTION: EL SINORE STREET
3/4" OF HORIZONTAL SCALE, 1/4" OF VERTICAL SCALE



TENTATIVE PARCEL MAP 33840
PORTION OF USGS LAKE ELSINORE QUADRANGLE
SEC. 30 T5S R4W



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42141
Project Case Type (s) and Number(s): Tentative Parcel Map No. 33840
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Becky Brewington
Telephone Number: 951-955-9076
Applicant's Name: Ricardo Desantiago
Applicant's Address: 38398 El Toro Road, Lake Elsinore, CA 92532
Engineer's Name: Medofer Engineering
Engineer's Address: 28610 Midsummer Lane, Menifee, CA 92584

I. PROJECT INFORMATION

- A. Project Description:** Parcel Map No. 33840 proposes a Schedule "H" map to subdivide two existing parcels consisting of 4.85 gross acres into four 1 acre parcels.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 4.85 Acres

Residential Acres: 4.85	Lots: 4	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

- D. Assessor's Parcel No(s):** 347-160-027 and 347-160-028
- E. Street References:** The project site is located within the North Elsinore area of the Elsinore Area Plan, easterly of El Toro Road, westerly of 11th Street and southerly of Nichols Road.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 30, Township 5 South and Range 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located easterly of the City of Lake Elsinore. Currently the project site contains four single family residences. The topography of the project site and the surrounding area is relatively flat with scattered trees. The surrounding properties consist of scattered residences on large parcels.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Very Low Density Residential (1 Acre Minimum) (CD:VLDR) general plan land use designation. The project meets all other applicable land use policies.
- 2. Circulation:** Adequate circulation facilities exist to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land use was required to be preserved within the boundaries of this project. The project site is not within a cell criteria area of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). The project meets all applicable Multipurpose Open Space Element policies of the General Plan.
4. **Safety:** The project site is not located within a fault zone, within ½ mile of a fault or in a high fire area. It is located in an area of moderate liquefaction potential and is susceptible to subsidence. The proposed project has allowed for sufficient provision of emergency response services should they be necessary. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
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): Elsinore Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 Acre Minimum)

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

F. Policy Area(s), if any: Warm Springs Policy Area

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

1. **Area Plan(s):** The project site and the surrounding parcels are located in the Elsinore Area Plan.
2. **Foundation Component(s):** The project site and the surrounding parcels are in the Community Development Foundation Component.
3. **Land Use Designation(s):** The Land Use Designation of the project site and the surrounding parcels is Very Low Density Residential (1 Acre Minimum).
4. **Overlay(s):** N/A
5. **Policy Area(s):** The project site and the surrounding parcels are in the Warm Springs Policy Area.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural (20,000 square feet) (R-A-20,000)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural (20,000 square feet) (R-A-20,000) 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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" 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:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

will be considered by the approving body or bodies.

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

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

Becky Brewington
Signature

1-28-2010
Date

Becky Brewington
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located near a scenic highway corridor.
- b) This 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 measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<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?				

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

Findings of Fact: a) The project site is located approximately 36.66 miles from the Mt. Palomar Observatory and is therefore subject to Riverside County Ordinance No. 655, Zone B lighting standards. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of

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installation, definition, general requirements, requirements for lamp source and shielding, prohibitions and exceptions. All projects are subject to Ordinance No. 655 requirements, but since these requirements are not unique they are not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The creation of four parcels for single family residential use will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The proposed project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

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

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

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

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

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

a) The project site is designated as Type D – Urban and Built-Up Land in the Farmland Mapping and Monitoring Program of the California Resources Agency. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10 acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treat, and water control structures. Therefore, there is no impact from this project to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use, or the Williamson Act contract.

c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

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

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

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

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

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

a) The SCAQMD CEQA Air Quality Handbook establishes quarterly grading acreages for thresholds of significance for air quality. The proposed project falls below this threshold. Therefore, impacts relating to the project conflicting with or obstructing implementation of the applicable air quality plan are considered less than significant.

b) As explained above, the proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, impacts are considered less than significant.

c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Therefore, impacts are considered less than significant.

d) The proposed four (4) single family residential parcels with a minimum lot size of one acre are not anticipated to emit toxic air pollutants or objectionable odors in the project vicinity that would affect a substantial number of people. Therefore, the proposed project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

e) The proposed four (4) single family residential parcels with a minimum lot size of one acre will require only minimal grading and construction. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

f) The proposed four (4) single family residential parcels with a minimum lot size of one acre are not anticipated to emit toxic air pollutants or objectionable odors. Therefore, the proposed project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a) This project is not located within a WRMSHCP Criteria Cell Group, and the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

c) This project will not 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) The development of four (4) single family residential parcels with a minimum lot size of one gross acre will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) A Riverine/Riparian habitat assessment and general biological assessment was originally required by Environmental Programs Department due to floodplain and drainage features located on the project site. However, the project was instead conditioned (COA 50.EPD.1) that no grading, development or any structures be allowed in the floodplain, except for the permitted pad on proposed Parcel 1. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project is not located on federally protected wetlands therefore will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

g) The project will not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.

Mitigation: The project has been conditioned (COA 50.EPD.1) that no grading, development or any structures be allowed in the floodplain, except for the permitted pad on proposed Parcel 1.

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

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Historic Resources	<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: There are no known historic sites or historic resources located on the property, therefore:

a) Development of this project site will not alter or destroy a historic site.

b) Development of this project will not cause a substantial adverse change in the significance of an historical resource.

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
e) Archaeological Resources	<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

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

a) There is no known archaeological site on record within the project site. Standard requirements will mitigate any potential for archaeological resources to less than significant (COA 10.Planning.7). These requirements are not unique; therefore, they are not considered mitigation for CEQA implementation purposes.

b) The development of four single-family residential parcels will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.

c) If human remains are encountered, no further disturbance shall occur until the County Coroner has determined whether it is of prehistoric human remains. As no unique mitigation measures are identified, no additional mitigation is required (COA 10.Planning.6).

d) There are no known existing religious or sacred uses on record within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

f) Paleontological Resources

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

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

Findings of Fact: The project site is located in an area of low paleontological sensitivity in the General Plan. There are no known paleontological resources or sites, or unique geologic features within the project site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

g) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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known fault?

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

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. Therefore, the impact is considered less than significant.

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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

h) Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: This project is located in an area as indicated by the General Plan where there is moderate liquefaction. The County Geologist has reviewed the proposed project site and concluded that no liquefaction study shall be required. Therefore, there is a determination that there is less than significant impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

i) 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)

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.

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

j) Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact: The project site is located on relatively flat land. 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. The project has been reviewed by the County Geology Department and has determined the project will protect public health, safety, and welfare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

k) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area that is deemed susceptible to subsidence. The project has been reviewed by the County Geologist and has determined the project will protect public health, safety and welfare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

l) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as seiche or mudflow. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

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

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

Source: Project Application Materials

Findings of Fact:

The project site is located on relatively flat land. This project conforms to the General Plan policies and recommendations. Projects requiring grading, cut, and fill are limited to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses. Therefore:

- a) The proposed project will not substantially change the topography or ground surface relief features
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet
- c) The proposed 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.

n) Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), 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

Findings of Fact:

- a) One additional home is proposed on an existing permitted graded pad on proposed Parcel 1 as a part of this project. This will not result in substantial soil erosion or the loss of topsoil due to the low amount, if any, of grading required.
- b) Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. Construction of the proposed dwelling will be in accordance with the approved grading permit. The project as proposed will not create substantial risks to life or property.

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

Monitoring: Monitoring shall occur through the Building and Safety plan check process.

o) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
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: Riverside County Flood Control Department

Findings of Fact:

a-b) The Riverside County Flood Control Department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Riverside County Flood Control has provided standard conditions of approval to ensure any increase in water erosion either on or off site are mitigated to less than significant levels upon final engineering. These requirements are not unique; therefore, they are not considered mitigation for CEQA implementation purposes (COA 10.Flood.1).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

The project is located within a Moderate Wind area. However, the project is for a four (4) lot split and would not cause significant wind erosion. Also, some dust may be generated during construction activities. As such, this project has been conditioned to control dust. The project has been conditioned for compliance for dust control (COA 10.BS.GRADE.5). These requirements are not unique and therefore, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

- a) The development of four (4) single-family residential parcels with a minimum lot size of one acre will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) This project will not 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) The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d) The project site is not located within a quarter mile of an existing or proposed school.
- e) The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

r) Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use	<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
Commission?				
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:

The project site is not located within an Airport Influence Area, therefore:

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project does not require review by the Airport Land Use Commission
- c) The project is not within an airport land use plan, 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.
- d) The project is not within the vicinity of a private airstrip or heliport and would not result in a safety hazard for people in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

s) Hazardous Fire Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: The project site is not located in a High Fire Area. The project proposes four residential parcels of one acre minimum. One single family dwelling is proposed. The project has been conditioned by the Fire Department for a fire hydrant (COA 80.Fire.1) prior to issuance of a building permit. The project as proposed will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: Prior to map recordation, the applicant shall submit an Environmental Constraint Sheet stamped by the Riverside County Surveyor with the following information: Driveway turnouts and

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specifications, proposed water system including fire hydrants. (COA 50.Fire.1, COA 50.Fire.2, COA 50.Fire.3 and COA Fire.4).

Prior to building permit issuance the applicant shall provide proof that a fire hydrant exists or that financial arrangements have been made to provide one. (COA 80.Fire.1).

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

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
t) Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) As required by Flood Control Department, mitigation measures will enforce the project to not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The creation of four (4) residential parcels will not violate any water quality standards or waste discharge requirements.

c) The proposed increase of two (2) parcels will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed four (4) parcel subdivision of 4.85 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

d) The creation of four (4) residential parcels will not create or contribute runoff water that will exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

e) The existing permitted pad on proposed Parcel 1 is located within an existing floodplain. However, any dwelling constructed on this pad shall provide pad erosion protection or be constructed with a deepened footing (COA 10.Flood RI.2). A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Except for structures located on the existing pad of Parcel 1, the floodplain must be kept free of all buildings and obstructions" (COA 10.Flood RI.1). Prior to map recordation, a note shall be placed on the ECS stating: "No grading/development/structures shall be allowed within the floodplain area except for permitted pad on Parcel 1 (BGR050626) (COA 50.EPD.1).

f) Except for structures to be located on the existing permitted pad of proposed parcel 1, the floodplain must be kept free of all buildings and obstructions (COA 10.Flood RI.1) and (COA 50.Flood RI.6). This requirement is not unique and therefore not considered mitigation for CEQA implementation purposes.

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).

Mitigation: Prior to recordation of the final map, a note shall be placed on the environmental constraint sheet (ECS) stating "Except for structures located on the existing pad of Parcel 1, the floodplain must be kept free of all buildings and obstructions" (COA 50.FLOOD RI.6) and (COA EPD.50.1).

Monitoring: Monitoring shall occur by the Flood Control District through the Survey Department's Final Map process, and through the Building and Safety plan check process.

6. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
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 checked="" type="checkbox"/>	<input 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) Stovepipe Canyon Creek traverses the northwesterly corner of the site. However, 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 four (4) parcel subdivision of 4.85 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.

c) The existing permitted pad on proposed Parcel 1 is located within an existing floodplain. However, any dwelling constructed on this pad shall provide pad erosion protection or be constructed with a deepened footing (COA 10.Flood RI.2). The project site is not located within a dam inundation area. This requirement is not unique and therefore not considered mitigation for CEQA implementation purposes.

d) The project site will not make changes in the amount of surface water in any water body

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed four (4) parcel subdivision of 4.85 gross acres is consistent with the project site's Community Development: Very Low Density Residential (1 acre minimum) General Plan Land Use Designation and will not result in a substantial alteration of the present or planned land use of an area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

a) The project site is zoned Residential Agricultural 20,000 (R-A 20,000 square foot minimum lot size). The proposed four (4) parcel subdivision of 4.85 gross acres with a minimum lot size of one (1) gross acre is consistent with the existing R-A-20,000 zoning classification.

b) The project site is surrounded by properties zoned Residential Agricultural 20,000 (R-A 20,000 square foot minimum lot size) to the north, east, south and west. The proposed four (4) parcel subdivision of 4.85 gross acres is consistent with the surrounding zoning classifications.

c) The project is surrounded by scattered single-family residences to the north, east, south and west. The proposed four (4) parcel subdivision of 4.85 gross acres is consistent with the existing and planned surrounding land use.

d) The project site has a Land Use Designation of Community Development: Very Low Density Residential (1 acre minimum). The proposed four (4) parcel subdivision of 4.85 gross acres is consistent with the Community Development: Very Low Density Residential (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 measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

9. Mineral Resources

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a) The project site is located in an area where mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

10. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-b) The project site is located over four miles from the Skylark Airport Influence Area. The airport is a small plane airport with a limited amount of traffic. The project site is not located within the approach or take-off flight paths, or any other airport influence area. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Railroad Noise
 NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Highway Noise
 NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 2,500' feet from Highway 15. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Other Noise
 NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Noise Effects on or by the Project

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not result in a significant increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development.

b) The proposed project will not 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 will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not expose persons to excessive ground-borne vibration or ground-borne noise levels.

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
POPULATION AND HOUSING Would the project				
15. Housing	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 4.85 gross acres into four (4) residential parcels. There are existing residences on the project site that will remain; proposed parcel 1 has the potential for increasing housing within the area. However, at the time a dwelling is constructed on proposed parcel one, the applicant has stated that the existing mobile home will be removed.

b) The proposed project will not have a significant impact related to population and housing in Riverside County.

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 measures are required.

Monitoring: No monitoring measures are required.

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

16. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: 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.22) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Sheriff Services

Source: RCIP

Findings of Fact: 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.22) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Schools

Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Lake Eisinore Unified School District. 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 School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures are required.

19. Libraries

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.22)

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 are required.

Monitoring: No monitoring measures are required.

20. Health Services

Source: RCIP

Findings of Fact: The proposed tentative parcel 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 are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. Parks and Recreation

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

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

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-b) The proposed project does not include recreational facilities and is not required to construct or expand recreational facilities which might have an adverse physical effect on the environment.

c) The proposed project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and has not been conditioned to provide recreational or park facilities or fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Recreational Trails

Source: Open Space and Conservation Map for Western County Trail Alignments

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

23. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

Source: RCIP

Findings of Fact:

a) The proposed development is for the subdivision of 4.85 gross acres into four (4) residential parcels. There are existing residences on the project site that will remain; proposed parcel 1 has the potential for increasing housing within the area. The addition of one single family dwelling will not cause a significant increase in existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

b) Adequate parking for the addition of one single family dwelling exists on proposed parcel 1. The impact is considered less than significant.

c) The development of this project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. A traffic study has not been required. Therefore, the impact is considered less than significant.

d) The development of this project will not 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. There is no impact.

e) The development of this project will not have an impact of waterborne, rail or air traffic.

f) There are no existing or proposed sharp curves or dangerous intersections. Development of the project is compatible with surrounding uses. The impact is considered less than significant.

g) There will be no effect upon, or a need for new or altered maintenance of roads. The project has been conditioned (COA 90.TRANS.1) for payment of Transportation Uniform Mitigation Fees prior to final inspection of building permits for new dwellings.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Effects upon circulation during the project's construction are not anticipated. The impact is considered less than significant.

i) The development of the project will not result in inadequate emergency access or access to nearby uses. The impact is considered less than significant.

j) Development of the project is consistent with adopted policies supporting alternative transportation. Bicycle racks are not required for residential parcel maps. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Bike Trails

Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site. There are no bike trails or any other trails proposed or required for this project.

Mitigation: No mitigation measures are proposed.

Monitoring: No monitoring measures are proposed.

UTILITY AND SERVICE SYSTEMS Would the project

25. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The site is served by Elsinore Valley Municipal Water District and there is a sufficient water supply available to serve the project.

Mitigation: No mitigation measures are required.

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

26. 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-b) The Department of Environmental Health will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot based on past percolation reports. The project has been conditioned (COA 80.E HEALTH.1 and COA 80.E HEALTH.2) for Health Department clearance prior to issuance of building permits.

Mitigation: Three copies of detailed contoured plot plans wet stamped and signed by the engineer of record shall be submitted for Health Department Review (COA 80.E HEALTH.1) prior to building permit issuance. Site evaluation by the Department of Environmental Health is required prior to building permit issuance (COA 80.E HEALTH.2).

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

27. 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: The proposed residential project will generate solid wastes in keeping with this type and size development. Waste pick-up will be coordinated through the Department of Waste Management. Hazardous materials, tires, waste oil and certain other materials considered hazardous are disposed of as required by strict federal, state and county regulations. Impacts are expected to be less than significant with the proposed project.

Mitigation: No mitigation measures are required.

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

28. Utilities

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

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

Source: RCIP

Findings of Fact:

a-h) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

29. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. 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.

31. 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"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

Y:\Planning Case Files-Riverside office\PM33840\EA for PM 33840 1-6-10.doc
Revised: 6/9/08

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33840 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33840, Amended No. 2, dated 11/16/2009.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H parcel map to divide 4.85 gross acres into 4 parcels of minimum 1 acre gross in size.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

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.

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.

F. CEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

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

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

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

E. JEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

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

EVMWD POTABLE WATER SERVICE

RECOMMND

All lots under Parcel Map#33840 are proposing Elsinore Valley Municipal Water District (EVMWD) potable water service only. (EVMWD service commitment letter#1546-2 dated 3/3/09). It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with EVMWD, as well as, all other applicable agencies.

10.E HEALTH. 2

FLOODPLAIN / FLOOD HAZARD AREA

RECOMMND

Per Uniform Plumbing Code, Appendix "K" section K.1.D., Onsite Wastewater Treatment Systems (OWTS) shall be located outside of flood hazard areas (i.e. flood plain, flood ways, etc). Where suitable site outside of flood hazard areas are not available, an OWTS may be located in flood hazard areas on sites where the effects of inundation under conditions of the flood are minimized.

If an OWTS is proposed in a flood hazard area, the Professional of Record (individual or firm who is responsible for the soils percolation report) must make recommendations and propose acceptable methods of

F JEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.E HEALTH. 2 FLOODPLAIN / FLOOD HAZARD AREA (cont.) RECOMMND

mitigating or eliminating inundation of the OWTS while ensuring the validity of the soils percolation report. These proposals must be included on the OWTS plot plan or grading plan (if required) and submitted to the County of Riverside, Department of Environmental Health (DEH) and County of Riverside, Flood Control District for review.

FIRE DEPARTMENT

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

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

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of 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 33840 is a proposal to subdivide an approximately 5-acre site into 4 parcels for residential use. The site is located in the Meadowbrook area between El Toro Road and 11th Street south of Nichols Road. There are existing homes, mobile homes and other structures located on each proposed parcel. The mobile home on Parcel 4 was permitted under Second Unit Permit 01315. A pad has been rough graded on Parcel 1 (BGR 050626).

Stovepipe Canyon Creek traverses the northwesterly corner of the site. This watercourse has a drainage area of about 865-acres. A portion of the site has been designated as Zone A floodplain as delineated on Panel Number 06065C2028G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The topography

E. CEL MAP Parcel Map #: PM33840

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10.. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

of the remainder of the site is a small ridge and is subject to nuisance nature local runoff. However a storm of unusual magnitude may cause damage.

This FEMA floodplain was the upstream study limits in their analysis of this watershed and it was not a detailed study.

It can be assumed from the topography upstream of this FEMA floodplain that the delineation of a wide broad floodplain could be extended across the northerly portion of Parcel 3, a large portion of Parcel 1 and the westerly portion of Parcel 2. It is likely that the 'natural' floodplain has been altered because of the pad on Parcel 1. The District has determined a flood plain across the site that the engineer has shown on the exhibit. This flood plain shall be delineated on the Environmental Constraint Sheet (ECS) which will accompany the final map.

It should be noted that the pad on Parcel 1 is located within this floodplain. The District made a field review of the site. A small concrete V-ditch surrounds the north, east and south side of the pad and along the north side, this V-ditch is extended westerly adjacent to the driveway. The pad is elevated by the placement of fill approximately 2-feet higher than adjacent ground but it is unknown if this pad could withstand erosive flows resulting in damage to the pad and possibly to any structure(s) located on this pad. Erosion protection (rip rap) located along the north and east slope of the pad between the V-ditch and the top of the pad or deepened footing (2-feet below the pad) for any structures will be required. While access to the pad could also be impaired, the driveway should remain at the existing grade so flows do not pond up or pushed onto adjacent properties.

A note shall be placed on the environmental constraint sheet stating, "Except for structures located on the existing pad of Parcel 1, the floodplain must be kept free of all buildings and obstructions."

10.FLOOD RI. 2

MAP, EROSION PROTECTION

RECOMMND

To provide protection from erosive flows to the structures on Parcel 1, along the north and east sides of the pad, additional erosion protection between the top of the V-ditch and the top of the pad shall be provided. Erosion protection shall be rock rip rap (minimum 1-foot diameter)

CEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP EROSION PROTECTION (cont.) RECOMMND

or 3-inch thick concrete. Instead of pad erosion protection, structures may be constructed with a deepened footing. The deepened footing shall be a minimum of 24-inches below the existing pad grade.

PLANNING DEPARTMENT

10.PLANNING. 5 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County Ordinance No. 348, any second unit permitted on this land division on or after October 2, 2008, can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

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

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

10.PLANNING. 6 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

P. CEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7 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.

P. CEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 8 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.

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

F. CEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10. PLANNING. 8

MAP - LOW PALEO (cont.)

RECOMMND

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

10. PLANNING. 9

MAP - LC LANDSCAPE REQUIREMENT

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,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

10.PLANNING. 11 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 12 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. 17 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-20,000 zone.

10.PLANNING. 18 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

F LEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 20 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 21 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 22 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

F JEL MAP Parcel Map #: PM33840

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 24 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.

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along El Toro Road due to existing improvements.

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 6 MAP - COUNTY WEB SITE RECOMMND

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

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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

EPD DEPARTMENT

50.EPD. 1 MAP - ECS & FINAL MAP

RECOMMND

The land divided shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

The floodplain area shall be delineated on the ECS and final map. The area within the delineated floodplain area shall be labeled as an area restricted from any grading/development and structures.

A note shall be placed on the ECS stating: "no grading/development/structures shall be allowed within the floodplain area except for permitted pad on Parcel 1 (BGR050626).

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

1 CEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

sites on driveways over 150 feet in length, and shall be within 50' of the building.

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 measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

1 JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Except for structures located on the existing pad of Parcel 1, the floodplain must be kept free of all buildings and obstructions."

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-20,000 zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

F. CEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the TENTATIVE MAP, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

A note shall be placed on the ECS stating: "Except for structures located on the existing pad of Parcel 1, the floodplain must be kept free of all buildings and obstructions."

A note shall be placed on the ECS stating: "No grading/development/structures shall be allowed within the floodplain area except for permitted pad on parcel 1 (BGR050626)."

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

CEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

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

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____.

This affects all parcels pertaining to Ordinance 655, and Parcel 1 pertaining to location of structures within the floodplain."

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along El Toro Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way along 11th Street shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

50.TRANS. 2 MAP - AGGREGATE/32'GRADED RECOMMND

11th Street shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 50 foot part-width (30' west of the centerline and 20' on the opposite side of the centerline) dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 3 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

1 JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - EASEMENT (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 4 MAP - IMP PLANS RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 5 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

*The geotechnical/soils, compaction and inspection reports

JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 SWRCB at (916) 657-1146.

JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 building pad sites shown on the TENTATIVE MAP.

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

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas and fuel modification zones, as identified on the TENTATIVE MAP and on the area identified on the Environmental Constraint Sheet (ECS). "No grading/development/structures shall be allowed within the floodplain area except for permitted pad on Parcel 1 (BGR050626)." (Condition of Approval 50.EPD.1)

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit

1 JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

E CEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

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 each lot of based on AM/PAC Soils Percolation Report Project#92-4653 dated 4-27-92, and AM/PAC Soils Percolation Report Project#02-7217-1 dated November 4, 2002. All existing septic systems were C42 certified by Advantage Septic (CA Lic#853-378) on 7/19/05.

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 and showing all required detail as specified 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 inch 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.

JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

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 RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

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.

E. JEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

90. PRIOR TO BLDG 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. 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 individual lot sizes in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7 MAP - ORD 810 OPEN SPACE FEE

RECOMMND

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

P. DEL MAP Parcel Map #: PM33840

Parcel: 347-160-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - ORD 810 OPEN SPACE FEE (cont.) RECOMMND

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.

90.PLANNING. 8 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.

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: March 27, 2009

TO:

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

Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Dept.

Elsinore Valley Municipal Water Dist.

TENTATIVE PARCEL MAP NO. 33840 – EA42141 – Applicant: Rick Desantiago–
Engineer/Representative: Medofer Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning
District – Warm Springs Policy Area – Elsinore Area Plan – Community Development: Very Low
Residential (CD:VLDR) (1 Acre Min) – Location: Easterly of El Toro Road, westerly of 11th Street and
southerly of Nichols Road –4.85 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:**
Tentative Parcel Map No. 3840 proposes a schedule “H” to subdivide two existing parcels consisting of
4.85 gross acres into four 1 acre parcels. 347-160-027 & 347-160-028

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is
scheduled for a **LDC meeting on April 23, 2009**. All LDC Members please have draft conditions in the
Land Management System on or before the above date. If it is determined that the attached map(s)
and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or
before the above date. Once the route is complete, and the approval screen is approved with or without
corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Jeffrey Childers,**
Project Planner, at (951) 955-3626 or email at jchilder@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

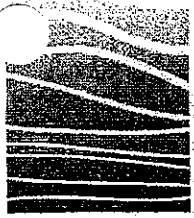
PLEASE PRINT NAME AND TITLE: _____

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.*

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department



Carolyn Syms Luna
Director

July 27, 2009

Mr. Ricardo DeSantiago
28398 El Toro Road
Lake Elsinore, CA 92532

Re: Assessor's Parcel Numbers: 347-160-027 and 347-160-028
Case Number: PM33840

Dear Mr. DeSantiago:

This letter is in response to your request to waive the Environmental Programs Department's (EPD) requirement for the Riparian/Riverine/Vernal Pool (RRVP) analysis as stated in your letter dated June 18, 2009.

Per your conversation with Ken Baez (Principal Planner) and with me, EPD is able to waive the RRVP analysis requirement. However, there are several reasons why development within portions of Parcel 1, the westerly portion of Parcel 2, and the northerly portion of Parcel 3 would be restricted. It shall be noted that the permitted pad on Parcel 1 (BGR050626) is located within the floodplain. As delineated on FEMA Panel Number 06065C2028G, a portion of the site has been designated as Zone A Floodplain. This floodplain shall be delineated on the final map, as well as on an Environmental Constraint Sheet (ECS) and labeled as an area restricted from any grading/development. In addition, a note shall be placed on the ECS stating that "except for structures located on the existing pad on Parcel 1, the floodplain must be kept free of all buildings and obstructions".

Should you have any questions concerning your case, please contact me directly at jbaczyk@rctlma.org or (951) 955-8072.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


Asia J. Baczyk
Ecological Resources Specialist

AB

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input checked="" type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM33840 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: RICK DESANTIAGO E-Mail: _____

Mailing Address: 28398 EL TORO ROAD
LAKE ELSINORE, CA 92532
Street City State ZIP

Daytime Phone No: (951) 674-5170 Fax No: (_____) _____

Engineer/Representative's Name: MEDOFER ENGINEERING INC. E-Mail: _____

Mailing Address: 28610 MIDSUMMER LANE
Menifee CA 92584
City State ZIP

Daytime Phone No: (909) 816-5830 Fax No: (951) 301-6792

Property Owner's Name: RICK DESANTIAGO E-Mail: _____

Mailing Address: 28398 EL TORO ROAD
LAKE ELSINORE, CA 92532
Street City State ZIP

Daytime Phone No: (951) 674-5170 Fax No: (_____) _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

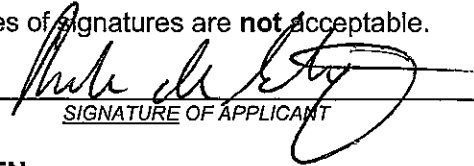
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

RICK DESANTIAGO

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

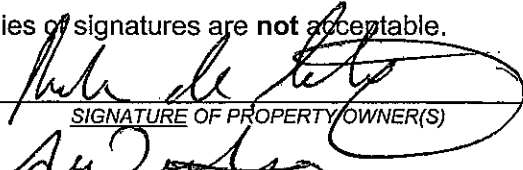
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

RICARDO DESANTIAGO

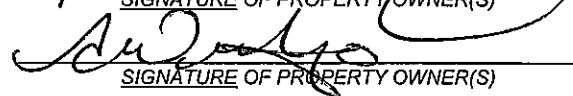
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

ALICIA DESANTIAGO

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 347-160-027 & 347-160-028

Section: 30 Township: 5 SOUTH Range: 4 WEST

Approximate Gross Acreage: 5.05 ACRES

General location (cross streets, etc.): North of TERETICORNIS AVE., South of EL TORO RD., East of EL TORO RD., West of 11th ST.

Thomas Brothers map, edition year, page number, and coordinates: 836, C-7, 2004 ed.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

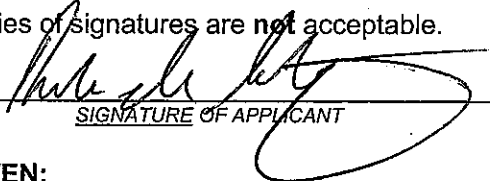
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

RICK DESANTIAGO

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

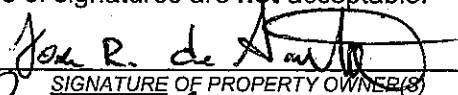
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

JOSE DESANTIAGO

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

RUBEN DESANTIAGO

PRINTED NAME OF PROPERTY OWNER(S)



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.

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PROPERTY INFORMATION:

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Thomas Brothers map, edition year, page number, and coordinates: 836, C-7, 2004 ed.

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):

APPLICANT DESIRES TO FILE A SCHEDULE 'H' PARCEL MAP TO SUBDIVIDE TWO EXISTING PARCELS WITH A TOTAL GROSS AREA OF APPROXIMATELY 5 ACRES INTO 4 PROPOSED PARCELS, EACH WITH A MINIMUM GROSS AREA OF 1 ACRE.

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). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A 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: N/A

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) SEPTIC

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: NO GRADING IS PROPOSED

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A 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) *Arvid A. Mudge* Date *3/02/09*
Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Project File No.	PM 33840
Project Name:	PM 33840
Project Location:	EAST OF EL TORO RD., WEST OF 11th ST., SOUTH OF NICHOLS RD.
Project Description	SUBDIVIDE APPROX. 5AC. INTO 4 PARCELS

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

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdff/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

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

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

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 33840 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ricardo Desantiago– Engineer/Representative: Medofer Engineering, Inc. – Fifth Supervisorial District – Meadowbrook Zoning District – Warm Springs Policy Area – Elsinore Area Plan – Community Development: Very Low Residential (CD:VLDR) (1 Acre Minimum) – Location: Easterly of El Toro Road and westerly of 11th Street – 4.85 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** The Tentative Parcel Map proposes a schedule “H” to subdivide two (2) existing parcels consisting of 4.85 gross acres into four (4) 1 acre parcels. APN(s): 347-160-027 & 347-160-028. (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 Becky Brewington, at 951-955-9076 or e-mail bbrewing@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.

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

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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: Becky Brewington
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/20/2010.

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

APN (s) or case numbers Pm 33840 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 800'.

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

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

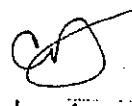
NAME: Vinnie Nguyen

TITLE GIS Analyst

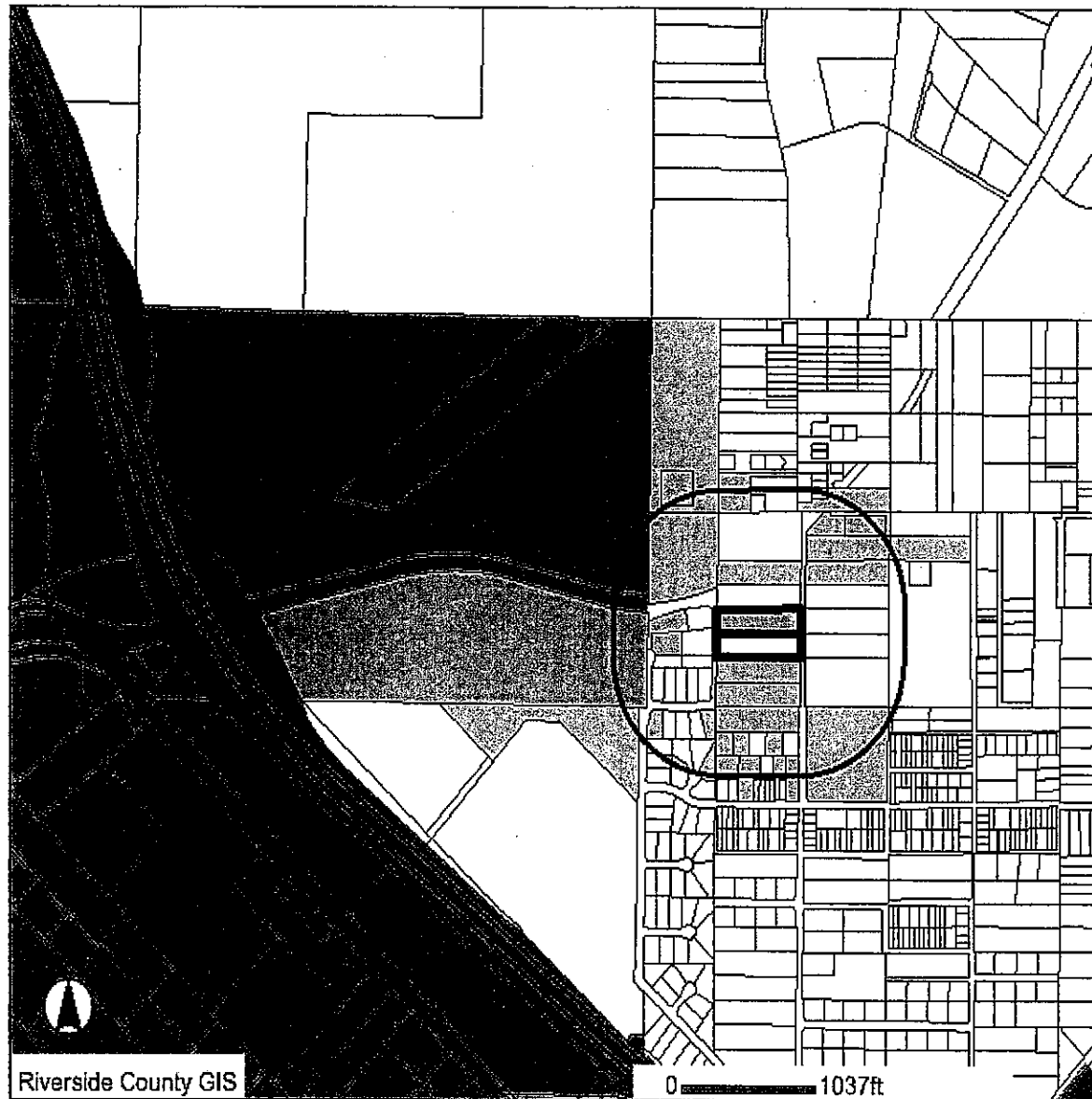
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 1/21/2010 
EXPIRES: 7/20/2011

800 feet buffer

**Selected parcel(s):**

347-160-004 347-160-009 347-160-010 347-160-017 347-160-024 347-160-025 347-160-026
 347-160-028 347-160-030 347-160-035 347-160-036 347-160-037 347-170-035 347-170-037
 347-170-038 347-170-040 347-170-042 347-181-018 347-181-019 347-181-021 347-370-007
 347-381-009 347-381-010 347-382-001 347-382-005 347-400-021 347-420-021 347-420-023
 347-430-001 347-430-002 389-200-023 389-210-032

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...01/19/2010

APN: 347160004 ASMT: 347160004
LB NORTH PEAK
C/O DEBORAH CUSSEN
ONE MONTGOMERY ST NO 3100
SAN FRANCISCO CA 94104

APN: 347160009 ASMT: 347160009
DONALD L HOBSON
RUTH HOBSON
P O BOX 893
LAKE ELSINORE CA 92531

APN: 347160010 ASMT: 347160010
RONNIE RIELEY AGUIRRE
PATRICIA RAE AGUIRRE
485 RCHO SANTIAGO BLV
ORANGE CA 92869

APN: 347160017 ASMT: 347160017
JAMES B FETNER
SHERYL L FETNER
34816 CALLE DEL SOL
CAPISTRANO BEACH CA 92624

APN: 347160024 ASMT: 347160024
ARLENE LYMAN HISS
18285 COLLIER STE K2241
LAKE ELSINORE CA 92530

APN: 347160025 ASMT: 347160025
ROGER J OLSON
RUTH E OLSON
28461 EL TORO RD
LAKE ELSINORE CA 92530

APN: 347160026 ASMT: 347160026
RAMONA HALL
28913 11TH ST
LAKE ELSINORE CA 92532

APN: 347160028 ASMT: 347160028
RUBEN DESANTIAGO
JOSE RUBEN DESANTIAGO
21799 GROVE RD
WILDOMAR CA 92595

APN: 347160030 ASMT: 347160030
ROBERT T MOSQUEDA
425 W 6TH ST
TUSTIN CA 92680

APN: 347160035 ASMT: 347160035
FRANKLIN D MCCARTT
PATRICIA K MCCARTT
1109 EVENING STAR DR
ANAHEIM CA 92806

APN: 347160036 ASMT: 347160036
DELEO JOSEPH JR ESTATE OF
GERALD DELEO
C/O NORMA J ABACHERLI
646 FORD ST
CORONA CA 92879

APN: 347160037 ASMT: 347160037
HOME LOAN EQUITY CORP
NATIONAL ASSET HOLDINGS
C/O NATIONAL ASSET HOLDINGS
1440 N HARBOR BLV STE 275
FULLERTON CA 92835

APN: 347170035 ASMT: 347170035
RUSS L LUKE
28529 11TH ST
LAKE ELSINORE CA 92532

APN: 347170037 ASMT: 347170037
JON A BEACH
TERESA D BEACH
1006 N RIDGELINE RD
ORANGE CA 92869

APN: 347170038 ASMT: 347170038
JON BEACH
TERESA BEACH
1006 N RIDGELINE RD
ORANGE CA 92869

APN: 347170040 ASMT: 347170040
RONALD L FAY
NANCY M FAY
P O BOX 25
WILDOMAR CA 92595

APN: 347170042 ASMT: 347170042
JEAN A SANDFORD
C/O LINDA SWOISH
654 RANCHWOOD TR
ORANGE CA 92869

APN: 347181018 ASMT: 347181018
RUTH E BOWEN
205 BOOTHBAY ST
HENDERSON NV 89074

APN: 347181019 ASMT: 347181019
SHIGETO MITANI
1845 MONROVIA AVE NO 74
COSTA MESA CA 92627

APN: 347181021 ASMT: 347181021
HEATHER BARTLETT
7738 PARK VILLAGE PL
LAS VEGAS NV 89113

APN: 347370007 ASMT: 347370007
SANTIAGO GOMEZ ARAMDA
YONG HUI GOMEZ
P O BOX 1217
LAKE ELSINORE CA 92531

APN: 347381009 ASMT: 347381009
SOCORRO CASTILLO
38292 WOOD MESA CT
LAKE ELSINORE CA 92532

APN: 347381010 ASMT: 347381010
GLORIA A COFFMAN
2724 CANYON SPGS PKY NO A
RIVERSIDE CA 92507

APN: 347382001 ASMT: 347382001
JAMES F ANDREAE
JANET J ANDREAE
HEATHER A ANDREAE
12833 MAXWELL DR
TUSTIN CA 92782

APN: 347382005 ASMT: 347382005
GARY L SCHNEIDER
P O BOX 1161
LAKE ELSINORE CA 92531

APN: 347400021 ASMT: 347400021
U S BANK NATL ASSN
C/O HOME EQ SERVICING
701 CORPORATE CENTER DR
RALEIGH NC 27607

APN: 347420021 ASMT: 347420021
MARCIA L WILLIAMS
BRYAN T S MENNE
HALMAN HALMAN MENNE
C/O BRYAN MENNE
31988 10TH AVE
SOUTH LAGUNA CA 92651

APN: 347420023 ASMT: 347420023
JEFF T STOUT
DAVID G CROSS
DEBORA CROSS
29998 LAGUNITA CT
MENIFEE CA 92584

APN: 347430001 ASMT: 347430001

JOSEPH DELEO
GERALD DELEO
NORMA ABACHERLI
C/O GERALD K DELEO
628 LANCER LN
CORONA CA 92879

APN: 347430002 ASMT: 347430002

EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

APN: 389200023 ASMT: 389200023

CASTLE & COOKE LK ELSINORE OUTLET CENTERS
P O BOX 11165
BAKERSFIELD CA 93389

APN: 389210032 ASMT: 389210032

CASTLE & COOKE LAKE ELSINORE COMMERCIAL
P O BOX 11165
BAKERSFIELD CA 93389

Elsinore Valley
Municipal Water District
31315 Chaney St.
P.O. Box 3000
Elsinore, CA 92531

Applicant:
Ricardo Desantiago
38398 El Toro Rd.
Lake Elsinore, CA 92532

Eng-Rep:
Medofer Engineering
28610 Midsummer Lane.
Menifee, CA 92584

Owner:
Ruben & Jose Desantiago
28730 El Toro Rd.
Lake Elsinore, CA 92532

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. 42141 and Tentative Parcel Map No. 33840

Project Title/Case Numbers

Becky Brewington

County Contact Person

951-955-9076

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ricardo DeSantiago

Project Applicant

38398 El Toro Road, Lake Elsinore, CA 92532

Address

Easterly of El Toro Road, westerly of 11th Street and southerly of Nichols Road

Project Location

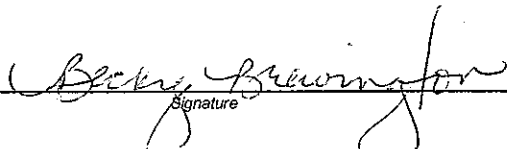
Schedule H parcel map to subdivide two existing parcels consisting of 4.85 gross acres into 4 parcels of approximately 1 gross acre each

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on ~~3-8-10~~ ^{3/22/10}, and has made the following determinations regarding that project:

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

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


Signature

Project Planner

Title

1-19-10

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Case Files-Riverside office\PM33840\NOD and MND for PM 33840.doc

Please charge deposit fee case#: ZEA42141 ZCFG05494 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Environmental Assessment No. 42141, Parcel Map No. 33840

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

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

COMPLETED/REVIEWED BY:

By: Becky Brewington Title: Project Planner Date: January 21, 2010

Applicant/Project Sponsor: Ricardo Desantiago Date Submitted: March 9, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: Becky Brewington Date: March 8, 2010

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

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

For additional information, please contact Becky Brewington at 951-955-3200.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42141 ZCFG05494

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1004196

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

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

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

Received from: DESANTIAGO RICARDO \$2,010.25
paid by: CK 585
paid towards: CFG05494 CALIF FISH & GAME: DOC FEE
EA42141
at parcel #: 28398 EL TORO RD LELS
appl type: CFG3

By _____ Apr 20, 2010 12:57
SBROSTRO posting date Apr 20, 2010

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0903189

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: DESANTIAGO RICARDO \$64.00
paid by: CK 402
EA42141
paid towards: CFG05494 CALIF FISH & GAME: DOC FEE
at parcel: 28398 EL TORO RD LELS
appl type: CFG3

By _____ Mar 09, 2009 15:01
SBROSTRO posting date Mar 09, 2009

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

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