

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

918B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 19, 2010

**SUBJECT: CHANGE OF ZONE NO. 7722 AND TENTATIVE PARCEL MAP NO. 36232** – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG INC. – Engineer/Representative: MDMG INC.- Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure – 29.66 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Tentative Parcel Map is a Schedule H subdivision of 26.66 acres into four (4) residential parcels with a minimum size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder. The Change of Zone proposes to amend the site's zoning classification from Rural Residential (R-R) to Residential Agricultural - 5 Acres Minimum (R-A-5) – APN: 915-260-001.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42232**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7722**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5), pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *p.m.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
DATE 8/19/10  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.2

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7722 AND TENTATIVE PARCEL MAP NO. 36232**

Page 2 of 2

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36232**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER JUNE 2, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 7.2: TENTATIVE PARCEL MAP NO. 36232 / CHANGE OF ZONE NO. 7722** - Intent to Adopt a Mitigated Negative Declaration - Applicant: MDMG INC. - Engineer/Representative: MDMG INC.- Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) - Location: Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure - 29.66 Gross Acres - Zoning: Rural Residential - **APN: 915-260-001** - (Quasi-judicial)

**II. PROJECT DESCRIPTION**

The Tentative Parcel Map proposes a Schedule H subdivision of 26.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder. The Change of Zone proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural (5 acres minimum) (R-A-5).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)

The following spoke in favor of the subject proposal:

Larry Markham, Applicant's Representative, 41635 Enterprise Circle N., Suite B, Temecula, CA 92590-5614

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

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42232**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7722**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5) and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36232**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 7.2  
Area Plan: REMAP  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Jeff Horn  
Planning Commission: June 2, 2010

Change of Zone No. 7722  
Tentative Parcel Map No. 36232  
Environmental Assessment No. 42232  
Applicant: MDMG, Inc.  
Engineer/Representative: MDMG, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7722** proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural - 5 Acre Minimum (R-A-5).

**Tentative Parcel Map No. 36232** proposes a Schedule H subdivision of 29.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder.

The project site is located westerly of Exa Ely Road, easterly of Calle Cordova, southerly of Gray Squirrel Road, and northerly of Via Elena in the Sage community of the Riverside Extended Mountainous Area Plan (REMAP).

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Residential (R:RR) (5 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum)   |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential (RR)   |
| 3. Proposed Zoning (Ex. #2):                   | Residential Agricultural – 5 Acre Minimum  |
| 4. Surrounding Zoning (Ex. #2):                | Residential Agricultural (R-A-10) (10 Acre Minimum) to the north, Rural Residential (R-R) to the east, south and west                    |
| 5. Existing Land Use (Ex. #1):                 | Vacant land  |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land to the north, east and south, and single family residence to the west  |
| 7. Project Data:                               | Total Acreage: 29.66 Gross Acres<br>Total Proposed Lots: 4 and one (1) remainder<br>Proposed Min. Lot Size: 5 Gross Acres<br>Schedule: H |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42232**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7722**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural- 5 Acre Minimum (R-A-5) and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36232**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural (R-A-5) (5 Acre Minimum) 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 Rural: Rural Residential (R:RR) (5 Acre Minimum) on the REMAP Area Plan.
2. The proposed use, a residential parcel map with a minimum of 5 Gross Acres, is a permitted use in the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation.
3. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum).
5. The proposed zoning for the subject site is Residential Agricultural - 5 Acre Minimum (R-A-5).

6. The proposed use, a residential parcel map with a minimum lot size of five (5) Gross Acres, is consistent with the development standards set forth in the proposed Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The project site is surrounded by properties which are zoned Residential Agricultural - 10 Acre Minimum (R-A-10) to the north, Rural Residential (R-R) to the east, south and west.
8. An existing single family residence was constructed to the west of the project site.
9. This project is located within Criteria Area and specifically Cell Group 'I': Cell Number 6483 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01990) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, 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. Additionally, a supplemental report, *MSHCP Consistency Analysis* (PD-B05607) was prepared for the project site and determined that three (3) separate riparian/riverine exist on site, all of which are proposed for 100% avoidance through project design.
10. Environmental Assessment No. 42232 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Hydrology/Water Quality
  - c. Cultural Resources

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city of sphere of influence.
  - b. An airport influence area.
  - c. A specific plan.
  - d. An Agricultural Preserve.
  - e. A Redevelopment Area.
  - f. The Stephens Kangaroo Rat Fee Area.
  - g. A Fault Zone.
  - h. A County Service Area.
3. The project site is located within:
  - a. The boundaries of the Hemet Unified School District.
  - b. A High Fire Area.
  - c. An WRMSHCP Criteria Area.
  - d. An area of low paleontological sensitivity.

- e. Zone A of Lighting Ordinance No. 655.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 915-260-037 thru 040 and 915-260-001.
- 5. This project was filed with the Planning Department on October 29, 2009
- 6. This project was reviewed by the Land Development Committee one (1) time on December 10, 2009.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$11,137.38.

JH:bb  
Y:\Planning Case Files-Riverside office\PM36232\Staff Report PM 36232.doc  
Date Prepared: 4/21/10





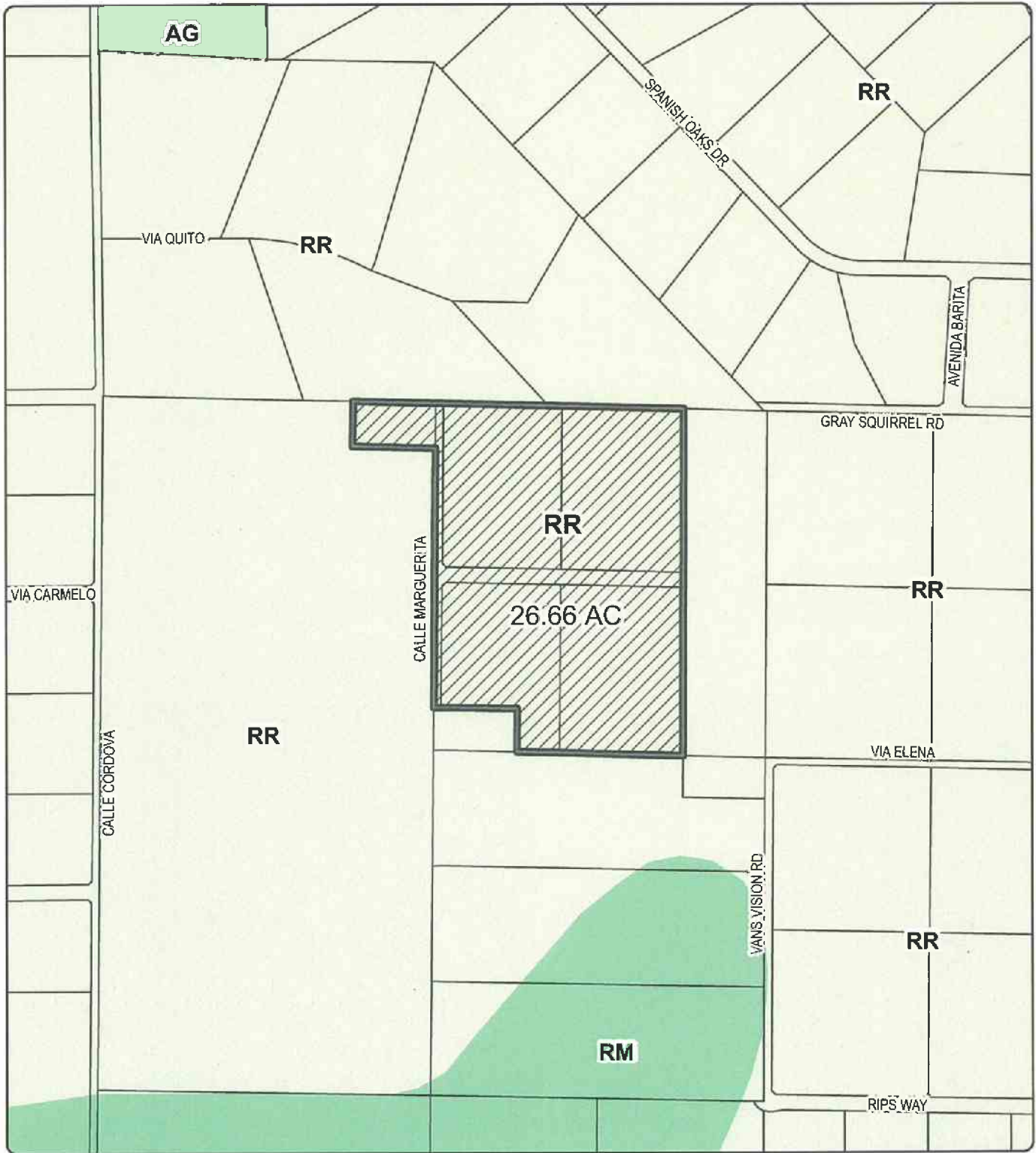
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07722 PM36232

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 4/22/2010  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 26

Assessors Bk. Pg. 915-26  
Thomas Bros. Pg. 931 C7 & D7  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lmsa.co.riverside.ca.us/index.html>

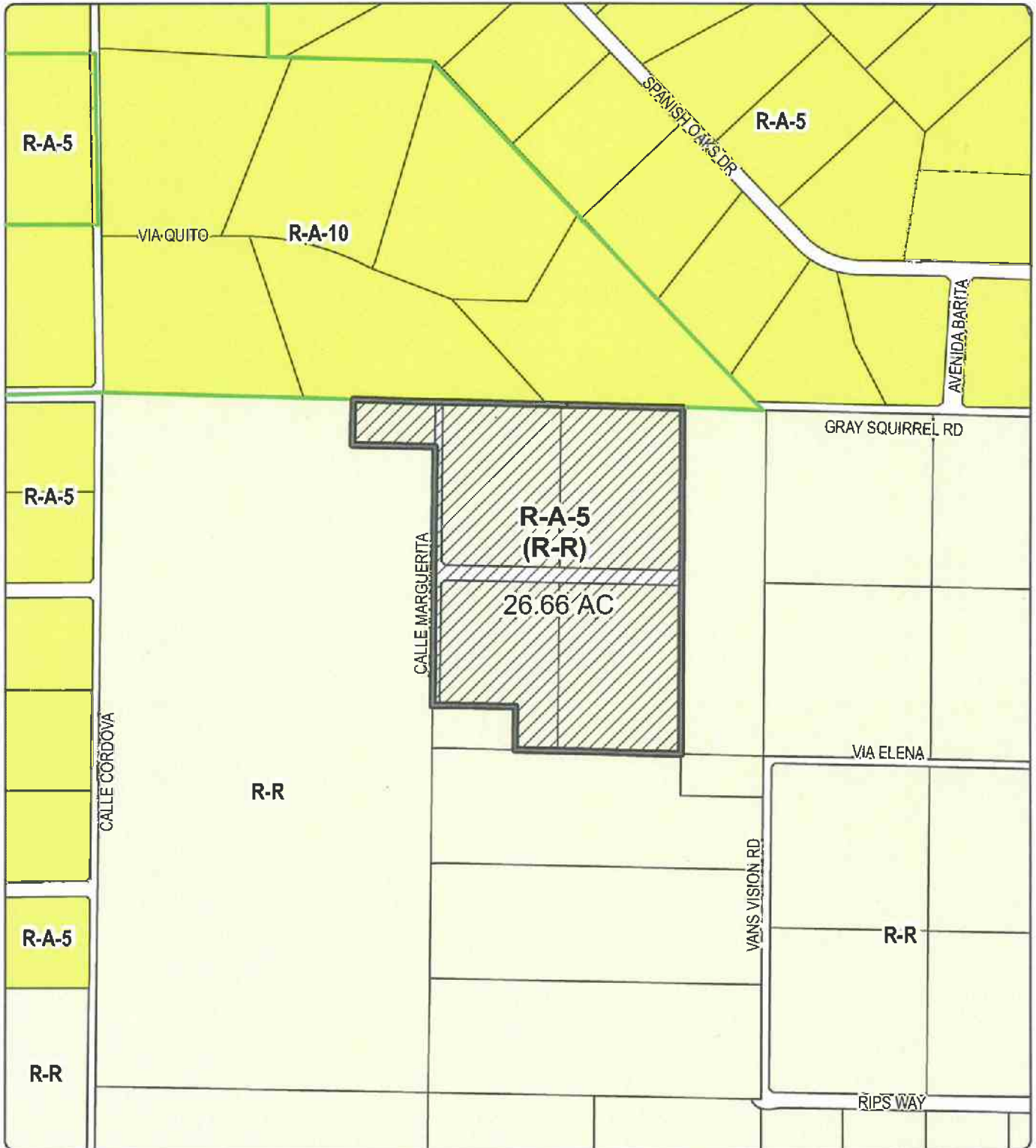
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07722 PM36232

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 4/22/2010  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 26

Assessors Bk. Pg. 915-26  
Thomas Bros. Pg. 931 C7 & D7  
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07722 PM36232

Supervisor Stone  
District 3

Date Drawn: 4/22/2010  
Exhibit 1

LAND USE



Zoning Area: Rancho California  
Township/Range: T7SR1W  
Section: 26

Assessors Bk. Pg. 915-26  
Thomas Bros. Pg. 931 C7 & D7  
Edition 2009



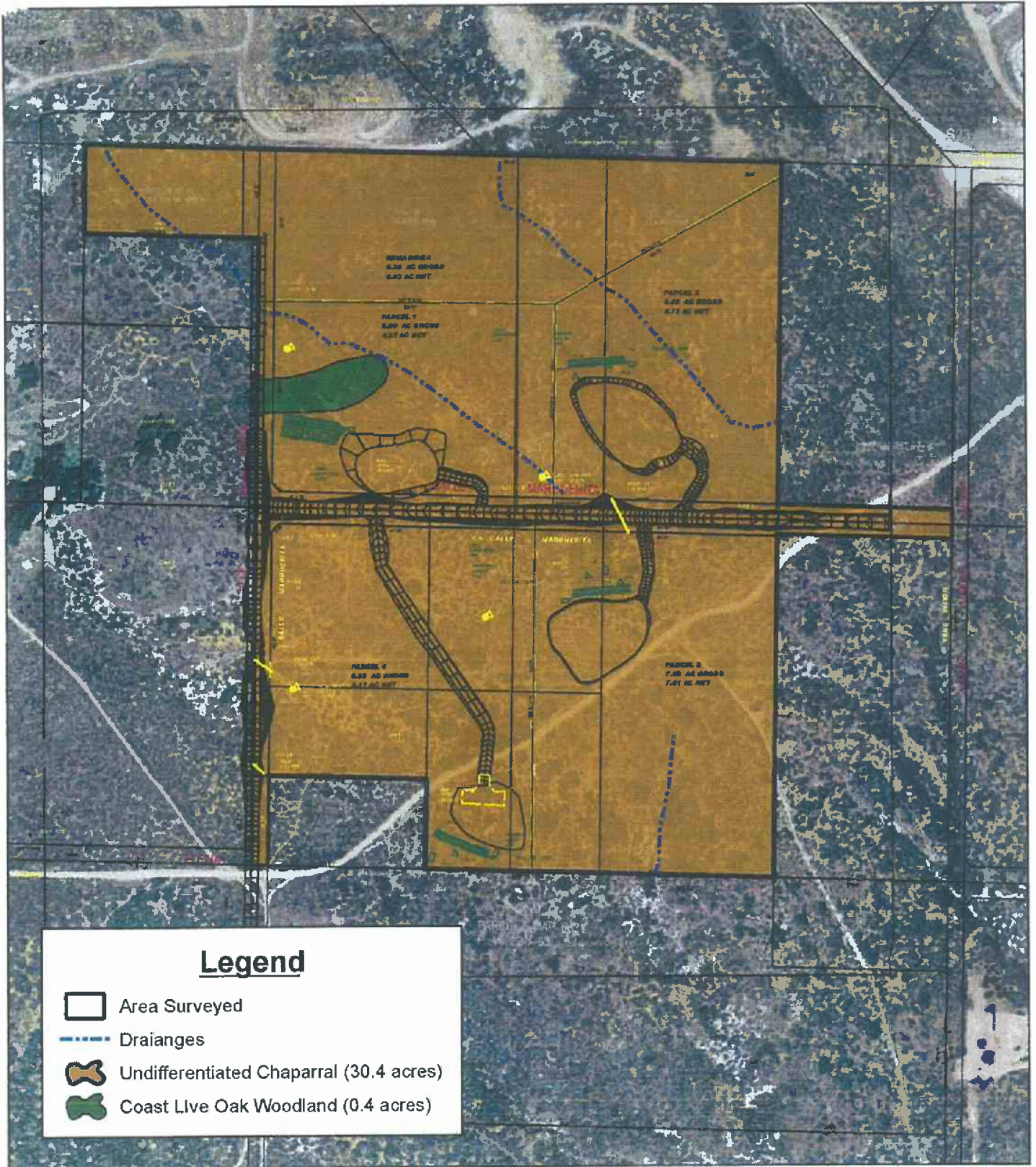
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.sima.co.riverside.ca.us/insex.html>















**Legend**

-  Area Surveyed
-  Drainages
-  Undifferentiated Chaparral (30.4 acres)
-  Coast Live Oak Woodland (0.4 acres)

Area Surveyed: 30.8 acres



**BIOLOGICAL RESOURCES/  
PROJECT FOOTPRINT MAP**

TENTATIVE PARCEL MAP 36232

PRINCIPE AND ASSOCIATES

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

**Environmental Assessment (E.A.) Number:** 42232  
**Project Case Type (s) and Number(s):** Parcel Map No. 36232 and Change of Zone No. 7722  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jeff Horn  
**Telephone Number:** (951) 955-4641  
**Applicant's Name:** MDMG, Inc.  
**Applicant's Address:** 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

**I. PROJECT INFORMATION**

**A. Project Description:**

**Change of Zone No. 7722** proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural - 5 Acre Minimum (R-A-5).

**Tentative Parcel Map No. 36232** proposes a Schedule H subdivision of 29.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder.

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

**C. Total Project Area:** 29.66 Gross Acres

<b>Residential Acres:</b> 29.66	<b>Lots:</b> 4	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 915-260-001, -037, -038, -039 and -040.

**E. Street References:** The project site is located westerly of Exa Ely Road, easterly of Calle Cordova, southerly of Gray Squirrel Road, and northerly of Via Elena in the Sage community of the Riverside Extended Mountainous Area Plan (REMAP).

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 26, Township 7 South and Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The 29.66 gross acre project site consists of well defined ridges and natural watercourses which traverse the property, with adequate area outside the natural watercourses for building sites. The project site is vacant, and is surrounded by vacant land to the north, east and south. A single family residence exists approximately 500 feet to the west of the project site.

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

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



1. **Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas; however, it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area; however, the project has been conditioned accordingly. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed four (4) residential lots with a five (5) gross acre minimum lot size is considered a minor subdivision and therefore, impacts to noise shall be less than significant. The proposed project meets with all other applicable noise element policies.
6. **Housing:** Development of the project has the potential to create four (4) additional dwelling units. 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):** Riverside Extend Mountainous Area Plan (REMAP)

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

**D. Land Use Designation(s):** Rural Residential (5 Acre Minimum)

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

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

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

1. **Area Plan(s):** Riverside Extend Mountainous Area Plan (REMAP)
2. **Foundation Component(s):** Rural to the north, south, east and west
3. **Land Use Designation(s):** Rural Residential (RR) to the north, south, east and west

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

**H. Adopted Specific Plan Information**

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

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

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

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

**K. Adjacent and Surrounding Zoning:** Residential Agricultural - 10 Acre Minimum (R-A-10) to the north, Rural Residential (R-R) to the east, south and west

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

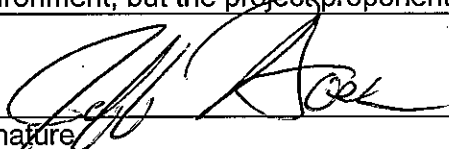
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

become feasible.

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

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

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



Signature

April 19, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) The project site is located westerly of Exa Ely Road, easterly of Calle Cordova, southerly of Gray Squirrel Road, and northerly of Via Elena in the Sage community of the Riverside Extended Mountainous Area Plan (REMAP). According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The project site does not contain any scenic resources. Therefore, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct any prominent scenic vista or view open to the public. Development of the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: According to the RCIP, the project site is located 13.68 miles away from the Mt. Palomar Observatory, which is within the designated ZONE A Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone A of County Ordinance No. 655 and are subject to outdoor lighting restrictions (COA 50.PLANNING.23). This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

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

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

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) There are no existing agriculture uses on the project site; therefore, the project will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps). The project site is not located in an Agricultural Preserve.

c) There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.

d) The project site has no existing agricultural uses. Development of the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

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.

**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, Riverside County General Plan

Findings of Fact:

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

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

d) The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollutant concentrations during project grading and construction. However, there are no sensitive receptors in the immediate vicinity of the proposed project site. There is a single family residence approximately 500 feet to the west of the project site.

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

e) The project site is surrounded by vacant land to the north, east and south. A single family residence is located approximately 500 feet to the west of the project site. As such, no point-source emitters are located within a close proximity to future residents of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the



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California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCLIS, WRCMSHCP, On-site Inspection, PDB5607

Findings of Fact:

a) Development of 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-c) Per MSHCP Consistency Analysis Report (PDB5607) prepared by Principe and Associates dated August 25, 2009, there are three ephemeral drainage features that transverse the proposed project site as mapped on Page 10 of the report; no riparian habitat is associated with these drainages; however, these features were found to meet the definition of riverine habitat as specified in MSHCP Section 6.1.2. The land divider shall prepare an Environmental Constraint Sheet (ECS) in accordance with Section 2.2 E. and F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation. The areas identified on Page 10 shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. An ECS note will also be required at recordation to reflect these areas as restricted from development (COA 50.EPD.1).

d) Development of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Per MSHCP Consistency Analysis Report (PDB5607) prepared by Principe and Associates dated August 25, 2009, there are three ephemeral drainage features that transverse the proposed project site as mapped on Page 10 of the report; no riparian habitat is associated with these drainages. Development of this project is not anticipated to have a substantial adverse effect on any other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The project site does not contain any federally protected wetlands. Development of the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) Development of this project will conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project has been conditioned for an Oak Tree Easement (50.PLANNING.24) (60.PLANNING.04) and to preserve these existing oak trees

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through the required County of Riverside Oak Tree Preservation Guidelines (60.PLANNING.03). Therefore, through incorporated mitigation, the project will have a less than significant impact.

**Mitigation:**

Prior to map recordation or prior to grading permit issuance, whichever comes first, an Oak Tree preservation easement shall be submitted to the Planning Department (50.PLANNING.24) (60.PLANNING.04)

Prior to map recordation, land divider shall prepare an Environmental Constraint Sheet (ECS) in accordance with Section 2.2 E. and F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation. (COA 50.EPD.1).

**Monitoring:** Monitoring shall occur through the map recordation and plan check processes.

**CULTURAL RESOURCES** Would the project

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

**Source:** On-site Inspection, Project Application Materials, PD-A-4612

**Findings of Fact:**

a) No historic sites or resources have been identified within the boundaries of the project site. Development of the project will not alter or destroy any known historic sites.

b) Development of the project will not cause a substantial adverse change in the significance of any known historical resources as defined in California Code of Regulations, Section 15064.5. Therefore, impacts to historic resources are less than significant.

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

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

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

**Source:** Project Application Materials, RCIP Figure OS-6, PD-A-4612

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

a-b) As a result of recommendations within PD-A-4612, archeological monitoring of all grading is required. No grading is permitted within 100 feet of historic archaeological site CA-RIV-9231 unless significance testing is performed as part of additional environmental review. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Historic Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. (60.PLANNING.01)

Additionally, the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal observation of any archaeological monitoring of grading is required to address tribal concerns. Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative contract and retain one monitor designated by the Soboba Band of Luiseno Indians and one monitor designated by the Pechanga Band of Luiseno Indians. These two monitors shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (60.PLANNING.02)

c) The project shall not disturb any human remains including those interred outside of formal cemeteries; however, a standard condition of approval has been incorporated (10.PLANNING.3) in which if remains are found no further disturbances shall occur until the Riverside County Coroner has made the necessary findings as to origin. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) There are no known existing religious or sacred uses within the project site.

Mitigation:

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Historic Archaeologist for services. (60.PLANNING.01)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative contract and retain one monitor designated by the Soboba Band of Luiseno Indians and one monitor designated by the Pechanga Band of Luiseno Indians. (60.PLANNING.02)

Monitoring: Monitoring shall occur by the Planning Department through the grading plan check process.

**9. Paleontological Resources**

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

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

Findings of Fact:

The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant. However, a standard condition of approval has been incorporated (10.PLANNING.5) in which if fossil remains are encountered during site development that no further disturbances shall occur until the proper authorities are notified to allow for recovery of fossil remains. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

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

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

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

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

Findings of Fact:

a) The project site is not located within a fault zone or within a 1/2 mile of a fault. Upon review from the County of Riverside Geology Department, no other fault hazards have been identified. Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) There is a possibility that the project site could be subject to rupture of an unknown earthquake fault. However, the project site is not located within a known fault zone or within a 1/2 mile of a fault. Upon review from the County of Riverside Geology Department, no other fault hazards have been identified. A geologic study was not required for this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geology Department Review

Findings of Fact:

According to Figure S-3, the project site is not located in an area with potential for liquefaction; development of the project is not anticipated to be subject to seismic-related ground failure. The project has been reviewed by the County Geologist and a geotechnical report was not required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

The project site is located in an unknown earthquake induced slope instability area; however, due to the project site not being located near or on an existing fault, the project site will not be subject to strong seismic ground shaking. The project has been reviewed by the County Geologist and a geotechnical report was not required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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", Geology Department Review

Findings of Fact:

The 29.66 gross acre parcel is not located in a region underlain by steep slopes; therefore, the project will not 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 rock fall hazards. The project has been reviewed by the County Geologist and a geotechnical report was not required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

Source: Geology Department Review, RCLIS

Findings of Fact:

Accordance to RCLIS, the project site is not located in an area susceptible to subsidence. The project has been reviewed by the County Geologist and no special studies or conditions have been required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

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

Findings of Fact:

There are no active volcanoes in Southern California. The project site is not located in an area subject to seiche, mudflow or volcanic hazard. The project has been reviewed by the County Geologist and a geotechnical report or other studies have not been required.

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.

**16. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; nor will it create slopes at a ratio greater than two to one (2:1) or higher than ten (10) feet. Due to the relatively flat topography of the portion of the development which will be subject to grading, impacts will be less than significant. The project site is not located within an area subject to unstable geologic units or soil, including ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Soils**

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

b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during additional grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project has the potential to be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Geology Department Review

Findings of Fact:

a-b) The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. However, a storm of unusual magnitude could cause damage. The natural watercourses should be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. New construction shall comply with all applicable ordinances. Additional erosion protection may be required during the rainy season from October 15 to April 15. There are no rivers, streams or lakebeds on the project site. As a result the project will not change deposition, siltation that may modify the channel of a river or stream or the bed of a lake or result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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



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.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

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

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b) The proposed project is a Schedule H parcel map for four (4) residential parcels. The proposed project will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel.

d) The project site is located more than a quarter mile from an existing or proposed school. Therefore, this project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

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.

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

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

Findings of Fact:

The project site is not located within an Airport Influence Area, or in the vicinity of a public use airport or private airstrip or heliport; therefore, the project will not:

- a) Result in an inconsistency with an Airport Master Plan.
- b) Require review by the Airport Land Use Commission.
- c) Be located within an airport land use plan or within 2 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) Be 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

The project site is located within a High Wildfire Susceptibility Area and within a High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that the land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors (50.FIRE.1)." This is standard mitigation for all projects within a High Fire Area; no unique mitigation is required for the proposed four (4) lot subdivision, therefore impacts in regards to hazardous fire area is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is an adequate area outside of the natural watercourses for building sites. However, a storm of unusual magnitude could cause damage. The natural watercourses should be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. New construction shall comply with all applicable ordinances.

b) This proposal has been reviewed by Riverside County Flood Control. The project site is located within the Santa Margarita River Region of the San Diego Regional Water Quality Control Board and because of the steep terrain in a "Hillside Development", any significant grading may trigger the submittal of a project specific Water Quality Management Plan (WQMP). A note shall be placed on the environmental constraint sheet (ECS) stating "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site, including the construction of a residence on a single parcel, creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District" (COA 60.FLOOD RI.1).

c) The proposed increase of four (4) residential parcels served by ground wells will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed four (4) lot subdivision of 26.99 gross acres and 6.03 gross acre remainder 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. The project will not 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.

d) The proposed four (4) lot subdivision of 29.66 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.

e) The project site is not located within a 100-year flood hazard area. Therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100-year flood hazard area. Therefore, development of the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The proposed 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: An ECS shall be prepared with a note stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site, including the construction of a residence on a single parcel, creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District" (COA 50.FLOOD RI.9 and 60.FLOOD.01).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Monitoring shall be done through the Department of Building and Safety plan check process.

**24. Floodplains**

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

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

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

**Findings of Fact:**

- a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is an adequate area outside of the natural watercourses for building sites. However, a storm of unusual magnitude could cause damage. The natural watercourses should be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. New construction shall comply with all applicable ordinances.
- b) The proposed four (4) lot subdivision of 29.66 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c) The project is not located within a flood plain or a dam inundation area. Development of the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d) The project site is not located near any bodies of water and development of the project 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, RCLIS database, Project Application Materials

Findings of Fact:

a) The proposed four (4) lot subdivision of 29.66 gross acres and a 6.03 gross acre remainder is consistent with the project site and surrounding parcels General Plan Land Use Designation of Rural: Rural Residential (5 acre minimum).

b) The project site is not within a city sphere of influence or adjacent to a city or county boundary. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project's existing zone is Rural Residential (R-R). The proposed zone is Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed four (4) lot subdivision of 29.66 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-A-5 zoning classification.

b) The project site is surrounded by Residential Agricultural -10 Acre Minimum (R-A-10) zoning to the north, Rural-Residential (R-R) zoning to the east, south and west. The proposed four (4) lot subdivision of 29.66 gross acres with a minimum lot size of five (5) gross acres and a 6.03 gross acre remainder is consistent with the surrounding zoning classifications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is surrounded by vacant land to the north, east and south, and a single family dwelling approximately 500 feet to the west. The proposed four (4) lot subdivision of 29.662 gross acres with a minimum lot size of five (5) gross acres is consistent with the existing and planned surrounding land use.

d) The project site is currently designated Rural: Rural Residential (R:RR) (5 Acre Minimum) within the Riverside Extended Mountainous Area Plan (REMAP). The proposed four (4) lot subdivision of 29.66 gross acres with a minimum lot size of 5 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 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.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

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

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

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

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

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

Findings of Fact:

a) The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or known abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a public use airport or private airstrip; development of this project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", RCLIS 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.



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.

**30. Highway Noise**

NA     A     B     C     D

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

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to occur as a result of this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA     A     B     C     D

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

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area as a result of this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project could 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) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For rural land uses, the maximum sound level is 45 Db L<sub>max</sub>. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive ground-borne vibrations or ground-borne noise levels. However, ground-borne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a) The proposed development is for the subdivision of 29.66 gross acres into four (4) residential parcels and a 6.03 gross acre remainder. There are no existing residences on the project site; development of the project will increase the housing within the area. No one will be displaced necessitating the construction of replacement housing elsewhere.

b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.

c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d-f) The proposed project is not within a County Redevelopment Area, and 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.

**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:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 or physically altered 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 fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA.10.PLANNING.17).

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.

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**35. Sheriff Services**

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

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. 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 fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA.10.PLANNING.17).

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.

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**36. Schools**

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

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 Hemet 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. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA.80.PLANNING.7).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**37. Libraries**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.17)

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.

**38. Health Services**

**Source:** RCIP

**Findings of Fact:** The proposed four (4) lot subdivision of 29.66 gross acres with a minimum lot size of 5 gross acres 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**

**39. Parks and Recreation**

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

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

c) Is the project located within a C.S.A. or recreation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCLIS, 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) The proposed four (4) lot subdivision of 29.66 gross acres with a minimum lot size of 5 gross acres and a 6.03 gross acre remainder is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b-c) The project site is located within the Valley-Wide Recreation and Parks District and has been conditioned to pay parks and recreation fees to the Valley-Wide Recreation and Park District in order to mitigate impacts on 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 (50.PLANNING.7), (90.PLANNING.5). Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. No recreational trails are required or proposed for this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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, Transportation Department Review

Findings of Fact:

a) This project proposes to subdivide 29.66 gross acres into four (4) five acre parcels and a 6.03 gross acre remainder. Construction of a single family residence on each of the four proposed parcels will not 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). The Transportation Department has reviewed this project and has determined that it is exempt from traffic study requirements.

b) Adequate area will exist on each parcel for off-street parking. Development of this project will not result in inadequate parking capacity.

c) Construction of a single family residence on each of the four proposed parcels will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The Transportation Department has reviewed this project and has determined that it is exempt from traffic study requirements.

d) The project site is not located near an airport or airport influence area. Development of the 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.

e) Development of this project will not alter 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. Development of this project will adhere to Riverside County Transportation standards.

g) The project will not have an effect upon, or a need for new or altered maintenance of roads.

h) The project shall not cause an effect upon circulation during the project's construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**42. Bike Trails**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

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

Findings of Fact:

a-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. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) This project will require the installation of septic tanks and leach lines. However, do to the large amount of acreage for the overall site; the installation of four (4) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: 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.

Monitoring: No monitoring measures are required.

**46. Utilities**

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

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

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, 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.

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects)?

Source: Staff review, Project Application Materials

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

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

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:

PD-A-4612, *Phase I Cultural Resources Assessment of Tentative Parcel map 36232*, prepared by Jean A. Keller, dated August 2009.

PD-B-5607, *MSHCP Consistency Analysis*, prepared by Principe and Associates, dated August 25, 2009.

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

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

JH:bb  
Y:\PLANNING Case Files-Riverside office\PM36232\PM 36232 EA.doc

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

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. 36232 shall be henceforth defined as follows:

TENTATIVE MAP = Site Plan for Tentative Parcel Map No. 36232, Amended No. 1, dated March 17, 2010.

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 to subdivide 29.66 gross acres into four (4) parcels ranging in size from 5.05 gross acres to 7.02 gross acres, with one remainder parcel of 6.03 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

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

permit are subject to the included Building and Safety Grading Division conditions of approval.

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

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

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

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

10.BS GRADE. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

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

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

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

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

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

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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

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

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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

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 NO OWTS / ATUs IN EASEMENTS

RECOMMND

All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Units (ATUs) must remain outside of any dedicated easement.

10.E HEALTH. 2 OWTS/ATUs - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment System (OWTS) and/or proposed Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND.

Parcel Map 36232 is a proposal to subdivide an approximately 26.7-acre site into 4 lots for residential use and one remainder lot. The site is located in the eastern Rancho California area on the east side of Calle Marguetia between Gray Squirrel Road and Via Elena.

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. However, a storm of unusual magnitude could cause damage. The natural watercourses shall be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. New construction shall comply with all applicable ordinances.

This project is located within the Santa Margarita River Region of the San Diego Regional Water Quality Control Board and because of the steep terrain in a 'Hillside Development', any significant grading may trigger the submittal of a project specific Water Quality Management Plan (WQMP). A note shall be placed on the environmental constraint sheet (ECS) stating, "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site, including the construction of a residence on a single parcel, creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District."

A majority of the project site is located in the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. While a portion of Parcels 3 and 4 are outside of the boundaries of the ADP, most of the grading proposed on the exhibit is primarily within the boundaries and it is the District's determination that all of the proposed parcels in this land division are subject to the ADP fee.



PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

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

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. 2

MAP - LC LANDSCAPE SPECIES

RECOMMND

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

10.PLANNING. 3

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

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

10.PLANNING. 4

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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 4

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

10.PLANNING. 5

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 owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

5.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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO (cont.)

RECOMMND

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.

6.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.

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

10.PLANNING. 6 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. 7 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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 7                    MAP - FEES FOR REVIEW (cont.)                    RECOMMND

Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 11                    MAP - PRESERVE NATIVE TREES                    RECOMMND

The existing native specimen trees on the subject property identified for preservation on Parcel 1 of the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 12                    MAP - ZONING STANDARDS                    RECOMMND

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

10.PLANNING. 13                    MAP - 90 DAYS TO PROTEST                    RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 15                    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. 16                    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

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14:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 11

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 17 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 18 MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

10. GENERAL CONDITIONS

10.PLANNING. 19                    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 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. 3                    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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS AND FINAL MAP

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 final exhibit for recordation.

As identified in the Principe and Associates MSHCP Consistency Analysis dated August 25, 2009, riverine Habitat is present on the proposed project site. The areas identified in the report on page 10 shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. An ECS note will also be required at recordation to reflect these areas as restricted from development.

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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



PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

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

50.FIRE. 3                      MAP-#64-ECS-DRIVEWAY ACCESS                      RECOMMND

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

50.FIRE. 4                      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. 5                      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. 6                      MAP-#98-ECS-WATER TANK                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, A private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

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.

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9

MAP 25% SLOPE/WQMP NOTE ON ECS

RECOMMND

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

All submittals shall be date stamped by the engineer and

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9                    MAP 25% SLOPE/WQMP NOTE ON ECS (cont.)                    RECOMMND

include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of five (5) gross acres.

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

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

50.PLANNING. 4                    MAP - REQUIRED CHANGE OF ZONE                    RECOMMND

The land divider has filed an application for a change of zone (CZ07722) with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7                    MAP - QUIMBY FEES (1)                    RECOMMND

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

50.PLANNING. 11                    MAP - CCOC FOR REMNDR PARCEL                    RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

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 approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

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



PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Calle Marguerita for parcel 1 and parcel 4 and so noted on the final map.

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

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

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

Sufficient public street right-of-way along Calle Marguerita shall be dedicated for public use to provide for a 60 foot full-width right-of-way along the remainder lot as shown on map dated 11/10/2009.

50.TRANS. 6                      MAP - ACCESS RD TO PUBLIC RD2                      RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

NOTE: 1. Said off-site access road shall be the easterly extension of Via Carmelo to Vans Vision and the northerly extension of Vans Vision to Gray Squirrel Road and the easterly extension of Gray Squirrel Road to Avd Sarita and the northerly extension of Avd Sarita to Spanish Oaks Drive and the northwesterly extension of Spanish Oaks Drive to Bronco Circle and the easterly extension of Bronco Circle to Calle Escalona and the northern extension of Calle Escalona to Calle Segovia and the west-northerly extension of Calle Segovia to Calle Vecina and the easterly extension of Calle Vecina to Cross Over Road and the northerly extension of Cross Over Road to a paved County maintained Benton Road.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ACCESS RD TO PUBLIC RD2 (cont.) RECOMMND

2. Said off-site access road shall be the southerly extension of Calle Marguerita to Via Elena and the westerly extension of Via Elena to Calle Cordova and the northerly extension of Calle Cordova to Gray Squirrel Road and the westerly extension of Gray Squirrel Road to Via View and the southerly extension of Via View to Loren Way and the westerly extension of Loren Way to Via De Oro and the northwesterly extension of Via De Oro to a paved County maintained Chaparral Drive.

50.TRANS. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at the intersection of Calle Marguerita and Via Carmelo in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 8 MAP-DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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



PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

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

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT                    RECOMMND

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

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                    MAP 25% SLOPE NEED WQMP                    RECOMMND

This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site, including the construction of a residence on a single parcel, creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2

MAP ADP FEES

RECOMMND

Parcel Map 36232 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1

GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of recommendations within PD-A-4612, Phase I Cultural Resources Assessment of Tentative Parcel map 36232, prepared by Jean A. Keller, archeological monitoring of all grading is required. No grading is permitted within 100 feet of historic archaeological site CA-RIV-9231 unless significance testing is performed as part of additional environmental review.

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    GEN - CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

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

NOTE:

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

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

60.PLANNING. 2                    GEN - TRIBAL MONITOR                    RECOMMND

As a result of information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal observation of any archaeological monitoring of grading is required to address tribal concerns.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative contract and retain one monitor designated by the Soboba Band of Luiseno Indians and one monitor designated by the Pechanga Band of Luiseno Indians. These two monitors shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 GEN - TRIBAL MONITOR (cont.)

RECOMMND

Historian.

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

NOTE:

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

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

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

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

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

60.PLANNING. 3 MAP - OAK TREE PRESERVATION

RECOMMND

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

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

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

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

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

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

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

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

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

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

10. A construction zone at the interface with a

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

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

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

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

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

60.PLANNING. 4 MAP - OAK TREE EASMNT (2) RECOMMND

The land divider shall submit a copy of the final draft conservation easement restriction for proposed Parcel 1 to Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.24 has been complied with.

60.PLANNING. 5 MAP - IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5                    MAP - IDENTIFY SPECIMEN TREES (cont.)                    RECOMMND

existing native oak trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 6                    MAP - BUILDING PAD GRADING                    RECOMMND

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

60.PLANNING. 7                    MAP - SLOPE GRADING TECHNIQUES                    RECOMMND

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

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

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

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

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

60.PLANNING. 8                    MAP - PLANNING DEPT REVIEW                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 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. 10 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 11 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7722 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#36232 based on THE Soils Co. Inc. Soils Percolation Report Work Order#1393901.01 dated August 19, 2009.

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 drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance



PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

80. PRIOR TO BLDG PRMT ISSUANCE

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

Manual.

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

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

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

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

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.

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

80.E HEALTH. 3 WELL/WATER STATEMENT RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.

3) A complete set of plans for the Department of Environmental Health (DEH) review and approval showing all details of the proposed and existing water system.

4) Satisfactory information concerning how the system will

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 WELL/WATER STATEMENT (cont.)

RECOMMND

be owned and operated.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP 25% SLOPE NEED WQMP

RECOMMND

This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site, including the construction of a residence on a single parcel, creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 36232 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are

05/05/10  
14:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 32

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP ADP FEES (cont.)                    RECOMMND

issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a parcel shall be placed underground.

80.PLANNING. 7                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Hemet 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.

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.

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 5

MAP - QUIMBY FEES (2)

RECOMMND

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

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.

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

PARCEL MAP Parcel Map #: PM36232

Parcel: 915-260-040

90. PRIOR TO BLDG FINAL INSPECTION

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

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 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: November 10, 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. Dept. of Bldg. & Safety 2<sup>nd</sup> floor  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Trails Section-J. Jolliffe  
ALUC: John Guerin  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

3rd District Supervisor  
3rd District Planning Commissioner  
Valley-Wide Recreation & Parks Dist.  
Eastern Information Center (UCR)  
Eastern Municipal Water Dist.  
Southern California Edison

**TENTATIVE PARCEL MAP NO. 36232 AND CHANGE OF ZONE NO. 7722 – EA42232 – Applicant: MDMG INC. – Engineer/Representative: MDMG INC.- Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure – 29.66 Gross Acres - Zoning: Rural Residential - **REQUEST: The Tentative Parcel Map** proposes a Schedule H subdivision of 26.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder. The **change of zone** proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural (5 acres minimum) (R-A-5) – APN: 915-260-001, 915-260-037, 915-260-038, 915-260-039, 915-260-040.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 10, 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 **Jeff Horn**, Project Planner, at **(951) 955-4641** or email at [jhorn@rctlma.org](mailto:jhorn@rctlma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

**FILE COPY**

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

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

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

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

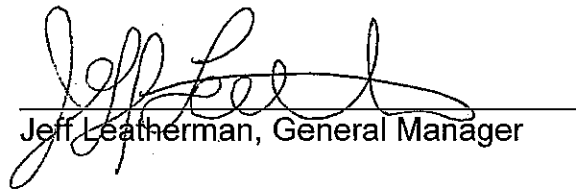


Valley-Wide Recreation & Park District  
P.O. Box 907 • San Jacinto, CA 92581  
(951) 654-1505 • Fax (951) 654-5279

**ORDINANCE 460 – PARKLANDS**

**PARCEL MAP NO. 36232**

1. Developer is required to *pay Quimby (park) fees* on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements.

  
\_\_\_\_\_  
Jeff Leatherman, General Manager

November 13, 2009



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

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

December 7, 2009

Jeff Horn, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Mail Stop No. 1070  
Riverside, CA 92502-1409

**RE: Change of Zone No. 7722, Tentative Parcel Map No. 36232**

**Proposal: Change the zoning classification from Rural Residential (RR) to Residential Agricultural (5 acres minimum) (R-A-5). Divide 26.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 acre designated remainder**

**APN: 915-260-001**

Dear Mr. Horn:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure, in the Rancho California Zoning Area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

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

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

Sincerely,

Mirtha Liedl, Urban/Regional Planner IV

Encl.: Case Transmittal form

PD#52946v19



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

*Ros Goldman - Planning Director*  
CC005167

## 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 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: 4PM 36232 DATE SUBMITTED: OCTOBER 29, 2009

### APPLICATION INFORMATION

Applicant's Name: Larry R. Markham, c/o MDMG, Inc. E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Temecula CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 296-3466 ext. 207 Fax No: ( 951 ) 296-3476

Engineer/Representative's Name: Larry R. Markham, c/o MDMG, Inc. E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Temecula CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 296-3466 ext. 207 Fax No: ( 951 ) 296-3476

Property Owner's Name: Garcia-Bentley Construction, Inc. E-Mail: bpgarcia@verizon.net

Mailing Address: 640 Ave. B  
Redondo Beach CA 90277  
City State ZIP

Daytime Phone No: ( 310 ) 505-4273 Fax No: ( 310 ) 316-1017

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

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

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

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

**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.

JAMES BACH MONG INC  
PRINTED NAME OF APPLICANT

[Signature]  
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.

JAMES BACH MONG INC  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
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 owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 915-260-001, 915-260-037 thru 040

Section: 26 Township: 7S Range: 1W

Approximate Gross Acreage: 29.66

General location (cross streets, etc.): North of Via Elena, South of Gray Squirrel Rd, East of Calle Marguerita, West of Vans Vision Rd.

Thomas Brothers map, edition year, page number, and coordinates: 2008 Pg 931/C7 & D7  
Pg 961/C1 & D1

**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):

4 parcels and a remainder parcel on a Schedule H map

Related cases filed in conjunction with this request:

HANS 1990, PAR 1249

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Phase 1 Cultural Resources Assessment

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

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: 3,300 c.y.

Estimated amount of fill = cubic yards 3,300 c.y.

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither x

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

N/A

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) 10,000 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River  Santa Margarita River  San Jacinto River  Whitewater 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) [Signature] Date 10-28-09

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 Margarita River Region		
Project File No.		
Project Name:	Tpm 36232	
Project Location:	Sec. 26 T. 7 S. R1W	
Project Description:	Schedule with Parcel Map	
Project Applicant Information:	MDMG, INC	
<b>Proposed Project Consists of, or includes:</b>		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<sup>1</sup> Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html">www.swrcb.ca.gov/rwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/lmd/303d_lists.html">www.swrcb.ca.gov/lmd/303d_lists.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> 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.	

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

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

@ 005167

**Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07722      DATE SUBMITTED: 10-29-09  
BA 42232      CFG 05586

APPLICATION INFORMATION

Applicant's Name: Garcia-Bentley Construction, Inc.      E-Mail: bpgarcia@verizon.net

Mailing Address: 640 Avenue B  
Redondo Beach      CA 90277  
City      State      ZIP

Daytime Phone No: (310) 540-7776      Fax No: (310) 316-1017

Engineer/Representative's Name: MDMG, Inc. c/o Larry Markham      E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Temecula      CA 92590  
City      State      ZIP

Daytime Phone No: (951) 296-3466 x 207      Fax No: (951) 296-3476

Property Owner's Name: Garcia-Bentley Construction, Inc.      E-Mail: bpgarcia@verizon.net

Mailing Address: 640 Avenue B  
Redondo Beach      CA 90277  
City      State      ZIP

Daytime Phone No: (310) 540-7776      Fax No: (310) 316-1017

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



**APPLICATION FOR CHANGE OF ZONE**

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

Proposed zone change is not within a specific plan. The project is currently zoned R-R. Zone change is a consistency zone change to R-A-5

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Related cases filed in conjunction with this request:

TPM 36232

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

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

**TENTATIVE PARCEL MAP NO. 36232 AND CHANGE OF ZONE NO. 7722** – Intent to Adopt a Mitigated Negative Declaration – Applicant: MDMG INC. – Engineer/Representative: MDMG INC.- Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 acres minimum) – Location: Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure – 29.66 Gross Acres - Zoning: Rural Residential - **REQUEST:** The Tentative Parcel Map proposes a Schedule H subdivision of 26.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder. The Change of Zone proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural (5 acres minimum) (R-A-5) – APN: 915-260-001. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: June 2, 2010  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email [jhorn@rcplma.org](mailto:jhorn@rcplma.org), or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 4/26/2010

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

APN (s) or case numbers Pm 36232 For

Company or Individual's Name Planning Department

Distance buffered 600' 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

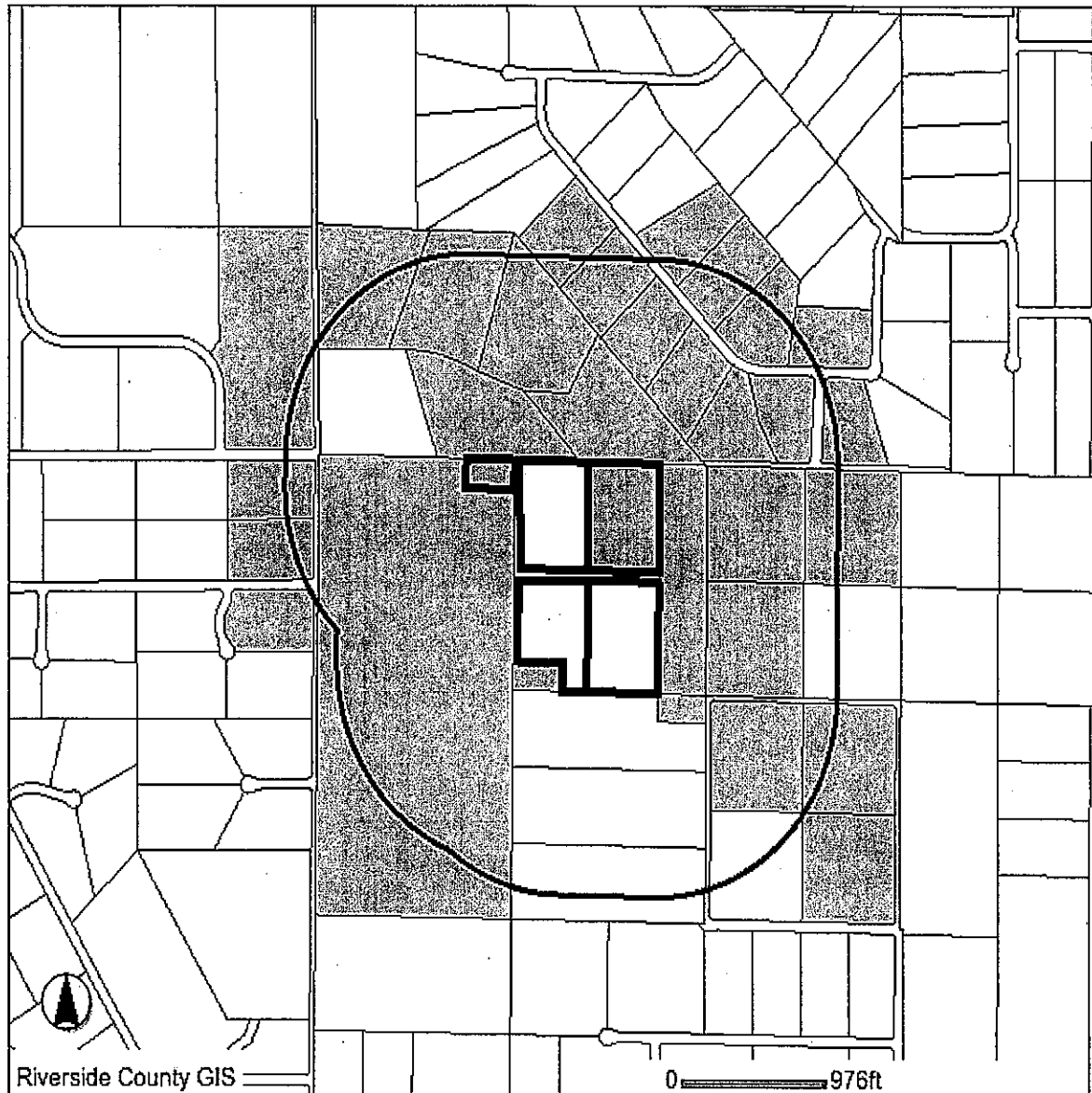
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 4/26/2010 [Signature]  
EXPIRE: 10/26/10

1200 feet buffer



**Selected parcel(s):**

915-190-009 915-190-010 915-190-036 915-190-037 915-190-038 915-190-049 915-190-050  
 915-190-051 915-190-052 915-190-055 915-190-062 915-190-063 915-190-064 915-190-065  
 915-190-075 915-190-076 915-260-001 915-260-002 915-260-005 915-260-011 915-260-017  
 915-260-024 915-260-025 915-260-026 915-260-032 915-260-033 915-260-035 915-260-039  
 915-520-043 915-550-032 915-550-033 915-550-043

**\*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...04/22/2010

APN: 915190009 ASMT: 915190009  
JOHN HLEBASKO  
JUANITA L HLEBASKO  
WANDA L SHEPPARD  
319 E 238TH PL  
CARSON CA 90745

APN: 915190010 ASMT: 915190010  
RONALD EUGENE FOSTER  
ARACELI FOSTER  
33281 EASTRIDGE PL  
TEMECULA CA 92592

APN: 915190036 ASMT: 915190036  
GERDA R POPOFF  
1042 N MOUNTAIN NO 499  
UPLAND CA 91786

APN: 915190037 ASMT: 915190037  
LUIS ALONSO BRAVO  
MARIA BRAVO  
11135 SEABREEZE CT  
BLOOMINGTON CA 92316

APN: 915190038 ASMT: 915190038  
KIRK WISE  
DEBRA E WISE  
P O BOX 2281  
TEMECULA CA 92593

APN: 915190049 ASMT: 915190049  
CHEFS FINANCIAL GROUP INC  
39605 SPANISH OAKS DR  
TEMECULA CA. 92592

APN: 915190050 ASMT: 915190050  
CHRISTOPHER M STILES  
CHANDARA STILES  
860 JASPER CIR  
ANAHEIM CA 92806

APN: 915190051 ASMT: 915190051  
TIMOTHY J LAWYER  
CHRISTINE M LAWYER  
39695 SPANISH OAKS DR  
TEMECULA CA. 92592

APN: 915190052 ASMT: 915190052  
PATRICIA WILLIAMS  
40520 GRAY SQUIRREL  
TEMECULA CA 92590

APN: 915190055 ASMT: 915190055  
EDWARD F TAFOYA  
ELSIE M TAFOYA  
39805 AVENIDA SARITA  
TEMECULA CA. 92592

APN: 915190062 ASMT: 915190062  
MICHAEL D BORREGARD  
LESLIE A BORREGARD  
39660 SPANISH OAKS DR  
TEMECULA CA. 92592

APN: 915190063 ASMT: 915190063  
JAMES S LYLE  
CATHERINE M LYLE  
39700 SPANISH OAKS DR  
TEMECULA CA. 92592

APN: 915190064 ASMT: 915190064  
CLAYTON POWERS VINCENT  
TAMI IRENE VINCENT  
39740 SPANISH OAKS DR  
TEMECULA CA. 92592

APN: 915190065 ASMT: 915190065  
RAMON R GARCIA  
ELOISE T GARCIA  
5787 EL RANCHO DR  
WHITTIER CA 90606

APN: 915190075 ASMT: 915190075  
MILES K BAUGHMAN  
LORELEI R BAUGHMAN  
39785 AVENIDA SARITA  
TEMECULA CA 92592

APN: 915190076 ASMT: 915190076  
ROBERT H WILLIAMS  
PATRICIA J WILLIAMS  
40520 GRAY SQUIRREL  
TEMECULA CA 92592

APN: 915260001 ASMT: 915260001  
GARCIA BENTLEY CONST INC  
640 AVENUE B  
REDONDO BEACH CA 90277

APN: 915260002 ASMT: 915260002  
JAMES BROWN  
GEORGE BROWN  
MICHAEL BROWN  
C/O GEORGE BROWN  
1904 RHODES ST  
HERMOSA BEACH CA 90254

APN: 915260005 ASMT: 915260005  
PAULINE L WEEKS  
RICHARD SMITH WEEKS  
C/O RICHARD S WEEKS  
9558 BRAY ST  
SPRING VALLEY CA 91977

APN: 915260011 ASMT: 915260011  
WILLIAM B BROWN  
WILLIAM BROWN SR  
1904 RHODES ST  
HERMOSA BEACH CA 90254

APN: 915260017 ASMT: 915260017  
MAURO J DENTINO  
THERESA DENTINO  
HOWARD JELINEK  
JUDITH JELINEK  
C/O HOWARD JELINEK  
119 SUNSET TER  
LAGUNA BEACH CA 92651

APN: 915260024 ASMT: 915260024  
JAMES WELLMEILING  
LINDA WELLMEILING  
342 W CARRIAGEDALE DR  
CARSON CA 90745

APN: 915260025 ASMT: 915260025  
WALTER R STONE  
MARY L STONE  
40125 EXA ELY RD  
HEMET CA 92544

APN: 915260026 ASMT: 915260026  
BARBARA L VANSKOYK  
JONATHAN L VANSKOYK  
BEVERLY E VANSKOYK  
C/O JONATHAN VANSKOYK  
177 SHADY GROVE LN  
THOUSAND OAKS CA 91361

APN: 915260032 ASMT: 915260032  
TERRY A KLINK  
JODI A KLINK  
40270 VANS VISION RD  
HEMET CA. 92544

APN: 915260033 ASMT: 915260033  
JOHN D KOUROS  
PHILIP D KOUROS  
P O BOX 1807  
LOS ALAMITOS CA 90720

APN: 915260035 ASMT: 915260035  
MICHAEL ABBASI  
3943 IRVINE BLV NO 51  
IRVINE CA 92602

APN: 915260039 ASMT: 915260039  
BRUCE P GARCIA  
640 AVENUE B  
REDONDO BEACH CA 90277



APN: 915520043 ASMT: 915520043  
VOULA KITSIGIANIS  
P O BOX 17352  
ANAHEIM CA 92817

APN: 915550032 ASMT: 915550032  
LORENZO E VELASQUEZ  
ROSE MARIE VELASQUEZ  
42730 SETTLERS RIDGE  
MURRIETA CA 92562

APN: 915550033 ASMT: 915550033  
HARRY LEE  
KATHRYN J LEE  
WILLIAM S FOX  
NORMAN CHAFFIN, ETAL.  
33231 W LONG DR  
LAKE ELSINORE CA 92543

APN: 915550043 ASMT: 915550043  
ROBERT ETTORE BERTOLANI  
MARY ELIZABETH BERTOLANI  
40190 CALLE TITANIA  
TEMECULA CA 92592

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

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

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

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Applicant/Eng-Rep:  
MDMG, Inc.  
Larry Markham  
41635 Enterprise Circle North #B  
Temecula, CA 92590

Owner:  
Garcia Bentley Construction, Inc.  
640 Avenue B  
Redeondo Beach, CA 90277

Applicant/Eng-Rep:  
MDMG, Inc.  
Larry Markham  
41635 Enterprise Circle North #B  
Temecula, CA 92590

Owner:  
Garcia Bentley Construction, Inc.  
640 Avenue B  
Redeondo Beach, CA 90277

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Environmental Assessment No. 42232, Tentative Parcel Map No. 36232, and Change of Zone No. 7722

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: Jeff Horn Title: Project Planner Date: April 19, 2010

Applicant/Project Sponsor: MDMG, Inc. Date Submitted: November 29, 2010

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36232\DH-PC-BOS Hearings\BOS\PM36232 MND.doc

Please charge deposit fee case#: ZEA42232 ZCFG5586.

**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · 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. 42232 TENTATIVE PARCEL MAP NO. 36232 AND CHANGE OF ZONE NO. 7722  
*Project Title/Case Numbers*

Jeff Horn (951) 955- 4641  
*County Contact Person Phone Number*

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

MDMG, Inc. 41635 N. Enterprise Circle, Temecula CA 92590  
*Project Applicant Address*

Easterly of De Portola Road, westerly of Calle Cordova, southerly of Geisbauer Road, and northerly of Calle Azure  
*Project Location*

The tentative parcel map proposes a Schedule H subdivision of 26.66 acres into four (4) residential parcels with a minimum lot size of five (5) gross acres, and one (1) 6.03 gross acre designated remainder. The change of zone proposes to amend the sites zoning classification from Rural Residential (RR) to Residential Agricultural (5 acres minimum) (R-A-5)  
*Project Description*

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

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

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

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

Y:\Planning Case Files-Riverside office\PM36232\DH-PC-BOS Hearings\BOS\NOD Form PM3623.doc Revised 01/15/08

Please charge deposit fee case#: ZEA42232 ZCFG05586

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0915191

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: MDMG INC \$64.00  
paid by: CK 30313  
CA F&G FEE FOR EA42232  
paid towards: CFG05586 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Oct 29, 2009 17:16  
SBROSTRO posting date Oct 29, 2009

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1005649

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: MDMG INC \$2,010.25  
paid by: RC 30948  
CA F&G FEE FOR EA42232  
paid towards: CFG05586 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 20, 2010 08:10  
AKAMPER posting date May 20, 2010

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

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

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