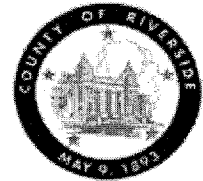


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

124 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010


SUBJECT: CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, Inc. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet. - APN: 165-070-005.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of a **CHANGE OF ZONE NO. 7713** based on attached conditions of approval, and



Greg Neal for Carolyn Syms-Luna
Deputy Planning Director Planning Director

Initials:
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 9/2/10
Tina Grande
Departmental Concurrence

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867**

Page 2 of 2

based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1867**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36183** 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 4.1: CHANGE OF ZONE NO. 7713 / TENTATIVE PARCEL MAP NO. 36183 / VARIANCE NO. 1867** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Arturo De La Torre - Engineer/Representative: HP Engineering, INC. - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) - Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. - 2.85 gross acres - Zoning: Light Agriculture - 4 Acre Minimum - (A-1-4) - **APN:** 165-070-005 - (Quasi-judicial) (Continued from 5/5/10)

II. **PROJECT DESCRIPTION**

The change of zone proposes to alter the zoning classification of the site from Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

There were no speakers in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of a **CHANGE OF ZONE NO. 7713** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **VARIANCE NO. 1867**, 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.

Agenda Item No.: 4.1
Area Plan: Jurupa
Zoning District: Pedley
Supervisorial District: Second
Project Planner: Jeff Horn
Planning Commission: June 2, 2010

CHANGE OF ZONE NO. 7713
TENTATIVE PARCEL MAP NO. 36183
VARIANCE NO. 1867
ENVIRONMENTAL ASSESSMENT NO. 42138
Applicant: Arturo De La Torre
Engineer/Rep.: HP Engineering Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7713 proposes to change the current zoning classification from Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A).

TENTATIVE PARCEL MAP NO. 36183 proposes a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 20,000 square feet and one (1) 34,424 square foot remainder parcel.

VARIANCE NO. 1867 proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.

The project site is located within the Jurupa Area Plan, more specifically, southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.

FURTHER PLANNING CONSIDERATION:

May 10, 2010

After meeting with the Planning and Transportation Departments, the project applicant has redesigned the map to delineate Angelina Avenue as a publically dedicated roadway that circulates through to Angela Avenue to the south. At the May 5, 2010 Planning Commission hearing, the project was continued without discussion to the June 2, 2010 Planning Commission Hearing to allow County Departments and Agencies to update Conditions of Approval based on project redesign.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, east, south and west.
3. Existing Zoning (Ex. #2): Light Agriculture - 4 Acre Minimum (A-1-4)
4. Proposed Zoning (Ex. #2): Residential Agricultural (R-A)
5. Surrounding Zoning (Ex. #2): Light Agriculture - 4 Acre Minimum (A-1-4) to the north, east, and west, and Residential Agricultural (R-A) to the south.
6. Existing Land Use (Ex. #1): Vacant.
7. Surrounding Land Use (Ex. #1): Scattered single-family residences to the north, east and south, and vacant land to the west.
8. Project Data: Total Acreage: 2.85
Total Proposed Lots: Four (4) and a Remainder Lot

Proposed Min. Lot Size: 1/2 acre
Schedule: G

9. Environmental Concerns:

See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of a **CHANGE OF ZONE NO. 7713** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **VARIANCE NO. 1867**, 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 the Rural Community: Low Density Residential (RC: LDR) (1/2 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) 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 G Map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (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 Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.

2. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,000 square feet and one (1) remainder parcel, is a permitted use in the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, east, south and west.
4. The proposed zoning for the subject site is Residential Agricultural (R-A).
5. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,000 square feet and one (1) remainder parcel, is a permitted use in the Residential Agricultural (R-A) zoning classification.
6. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,00 square feet and one (1) remainder parcel, is consistent with the development standards set forth in the is Residential Agricultural (R-A) zoning classification.
7. The project site is surrounded by properties which are zoned Light Agriculture - 4 Acre Minimum (A-1-4) to the north, east, and west, and Residential Agricultural (R-A) to the south.
8. Scattered residential uses have been constructed and are operating in the project vicinity.
9. A variance application has been filed and reviewed due to special circumstances relative to the subject property's size, shape, and surroundings.
10. The subject property is an in-fill development that is situated between two adjacent and contiguous parcels.
11. The subject parcel has limited frontage access to 58th street.
12. Pursuant to the Riverside County Circulation Element and Transportation Department review, the proposed subdivision is required to accommodate a publically dedicated roadway (Angela Avenue) within the boundaries of the subdivision. Angela Avenue is required to connect to the existing dedication to the south of the subject property.
13. The total right-of-way for Angela Avenue is 50-feet.
14. Pursuant to the development standards of the Residential Agriculture (R-A) (Article VIb, Section 6.52) zone requires a minimum of 150-feet in lot depth.
15. The subject parcel is 163-feet in total width at the frontage of the property.
16. Provide the unique circumstances that a County of Riverside maintained roadway is required to be incorporated into the proposed subdivision and is also required to circulate through to connect to Angela Avenue in order to protect public health, safety, and welfare to mitigated traffic impacts, the subject parcel does not enjoy the same property rights and development characteristics as adjacent properties within the surrounding area.

17. The unique shape of the subject parcel does not allow the proposed subdivision to meet both the General Plan Circulation requirements for roadway placement and construction while also complying with the development standards of the Residential Agriculture zoning classification.
18. A variance shall be granted on the basis of special circumstances that are applicable to the property.
19. Special circumstances, as described herein, are as follows:
 - a. The subject property is 163-feet in width at its frontage.
 - b. The property's location and surroundings places the properties development rights at a disadvantage.
 - c. The application of the strict development standards of the R-A zone deprives this property the same property rights as surrounding properties.
20. The application of this variance is restricted to the modification of lot depth minimums.
21. Environmental Assessment No. 42138 identifies the following potentially significant impacts:
 - a. Agriculture
 - b. 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 sphere of influence;
 - b. A High Fire Area;
 - c. An Agricultural Preserve;
 - d. Mt. Palomar Lighting Area, Ordinance 655;
 - e. A MSHCP Criteria Cell Group or Cell;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - h. An Alquist-Priolo fault zone.
3. The project site is located within:
 - a. The boundaries of the Jurupa Area Plan;
 - b. The boundaries of Jurupa Community Services District;
 - c. The boundaries of the Jurupa Unified School District;
 - d. High Paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 165-070-005.

5. This Parcel Map was filed with the Planning Department on March 9, 2009, and the Change of Zone was filed on June 3, 2009.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates April 23, 2009 and August 20, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,137.38

JH:jh

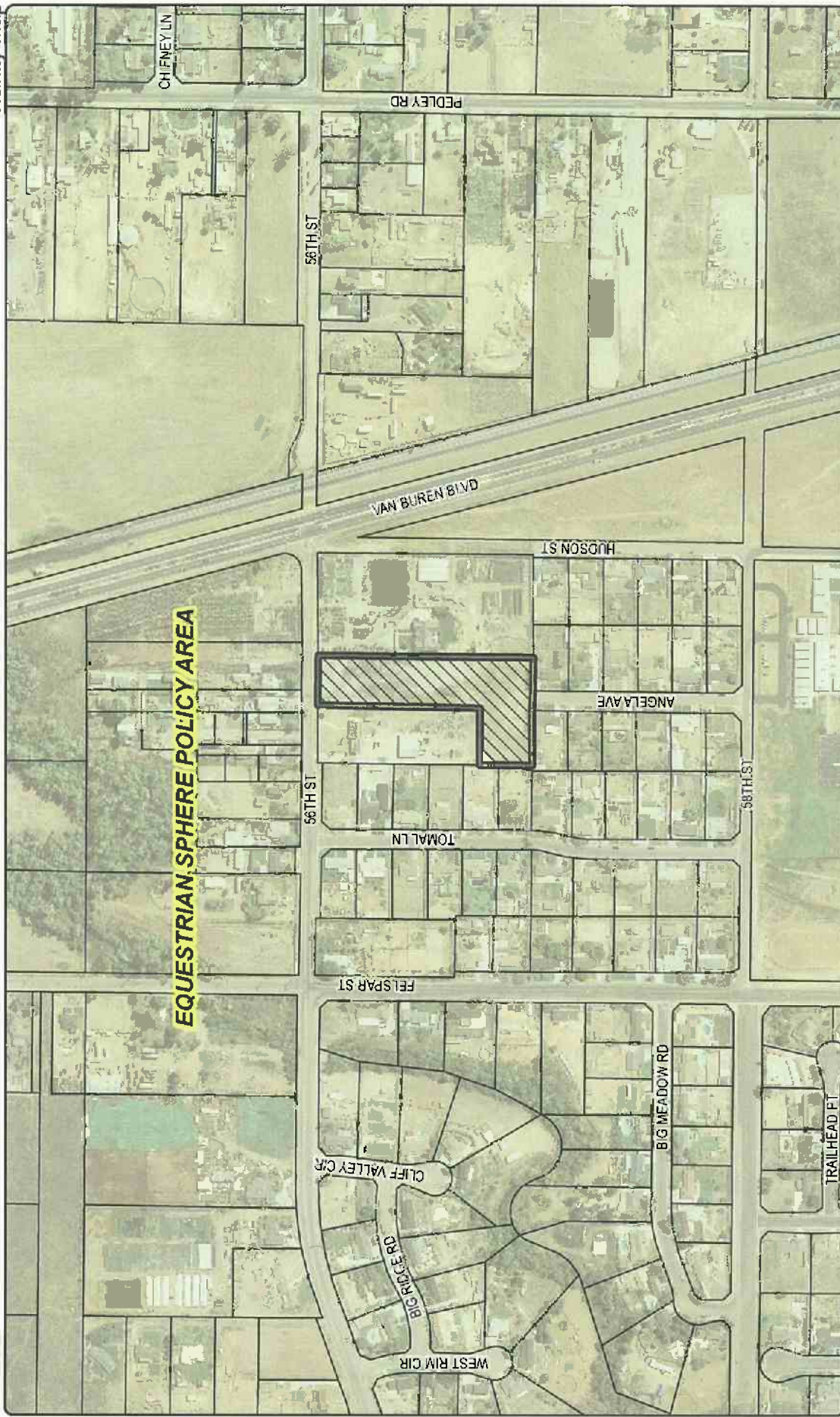
Y:\Planning Case Files-Riverside office\PM36183\DH-PC-BOS Hearings\PM36183.StaffReport.Continued.6.2.10.doc

Date Revised: 5/17/10

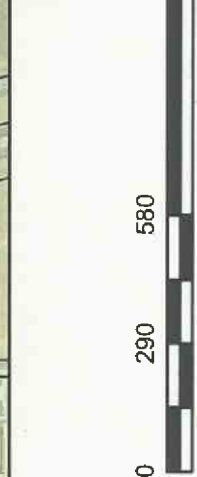
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07713 PM36183
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 1/26/2010
 Vicinity Map



Assessors Bk. Pg. 165-07
 Thomas Bros. Pg. 684 D4
 Edition 2009



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

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.ltrms.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

Supervisor Tavaglione
District 2

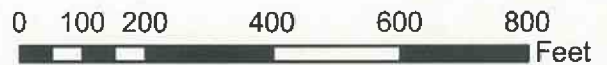
Date Drawn: 1/26/2010
Exhibit 1

LAND USE



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

Assessors Bk. Pg. 165-07
Thomas Bros. Pg. 684 D4
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) 883-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

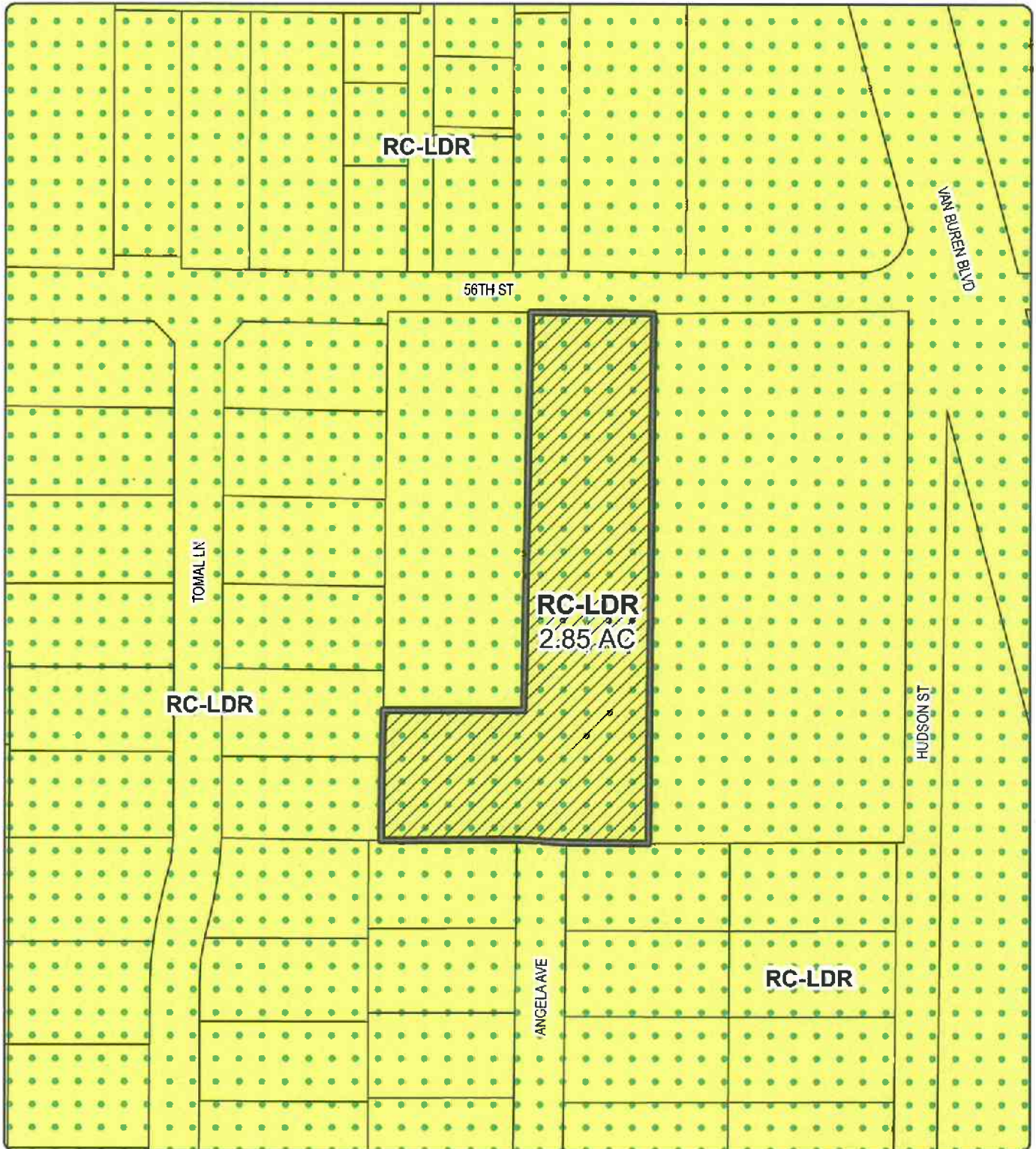
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

EXISTING GENERAL PLAN

Supervisor Tavaglione
District: 2

Date Drawn: 1/26/2010
Exhibit 5



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

Assessors Bk. Pg. 165-07
Thomas Bros. Pg. 684 D4
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.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 1/26/2010
Exhibit 3



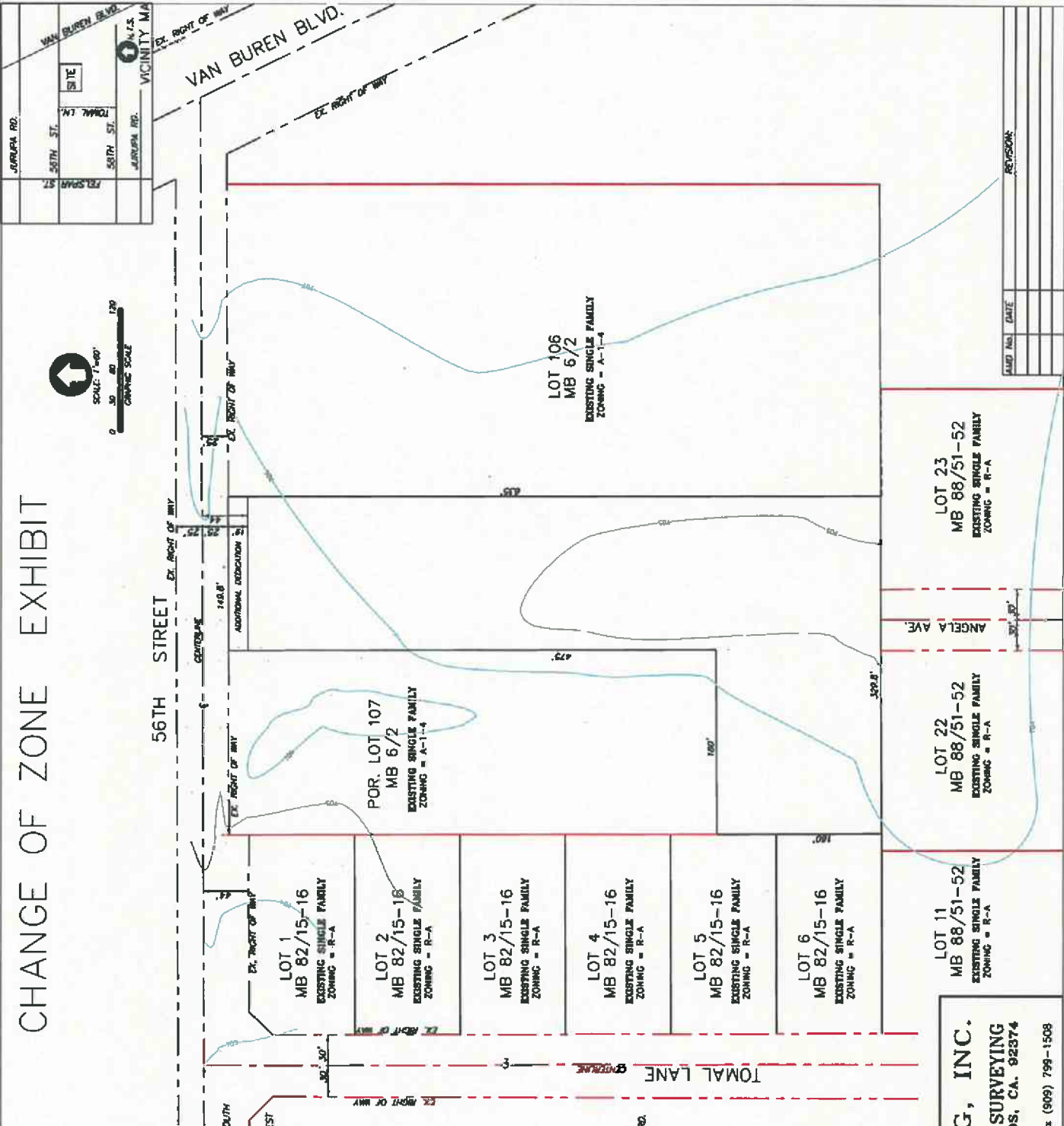
Zoning District: Pedley
Township/Range: T2SR6W
Section: 23

Assessors Bk. Pg. 165-07
Thomas Bros. Pg. 684 D4
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.ltrm.ca.riverside.ca.us/index.html>.

CHANGE OF ZONE EXHIBIT



APPLICANT/OWNER: ARTURO DE LA TORRE
 5412 TOMAL LANE
 REDLANDS, CA 92374
 (951) 360-8425, FAX 951 360-0398
 Email: arturo@delatorre.com

PREPARED: HEVY C. POOLIZ, L.L.S. 8048
 1485 CRESTVIEW ROAD
 REDLANDS, CA 92374
 (909) 799-8797, FAX 909 799-1508
 Email: hpc@hpocodes.com
 163-070-005

DATE PREPARED: MAY 22, 2009

NO ADDRESS ISSUED YET

LEGAL DESCRIPTION:
 LOT 107 OF FAIRHAVEN FARMS, RECORDED IN MAP BOOK 5, PAGE 2
 AND LOTS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
 EXISTING THEREON THE FOLLOWING DESCRIBED PORTION: BEGINNING
 AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 107, AND THE SOUTH
 LINE OF 56TH STREET AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG
 THE SOUTHERLY LINE OF SAID STREET, 180 FEET; THENCE SOUTHERLY,
 PARALLEL WITH THE WEST LINE OF SAID LOT 107, 475 FEET; THENCE WEST,
 CORNER OF SAID LOT; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT,
 475 FEET TO THE POINT OF BEGINNING.

TRIMAS BOOK MAP: PAGE 694, 2005 EDITION, D-4
EXISTING ZONING: A-1-4 (LIGHT AGRICULTURE)
PROPOSED ZONING: R-A, RESIDENTIAL AGRICULTURAL
EXISTING LAND USE: W/CAAT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
GENERAL PLAN: LDR-RC
POWER FLOOD PLAIN: NOT IN FLOOD ZONE
MAP NUMBER: 080650705C DATED 8/7/07/09
TOTAL AREA: 2.85 ACRES (GROSS)
 2.64 ACRES (NET)

NOTES:

1. THIS TENTATIVE MAP INCLUDES ALL CONTIGUOUS OWNERSHIP
2. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN
3. THIS PROJECT IS NOT WITHIN COMMUNITY SERVICES DISTRICT
4. THERE ARE NO EXISTING WELLS WITHIN INSIDE THE PROPERTY.
5. THIS LAND IS INSIDE HIGH INFILTRATION AREA
6. THIS LAND IS NOT SUBJECT TO OVERTLOW, INUNDATION OR FLOOD HAZARD.
7. GEOTECHNICAL SURVEY WAS PERFORMED ON JANUARY, 2009
 BY HP ENGINEERING, INC. L.L.S. 8048
8. THERE ARE NO EXISTING BUILDINGS ON SITE
9. THERE ARE NO EASEMENTS ON SITE
10. LOT "A" TO BE DEDICATED TO THE PUBLIC FOR ROAD AND P.U.E.
11. EXISTING TOPOGRAPHY WILL REMAIN
12. THERE ARE NO EXISTING POWER POLES ON SITE
13. THERE ARE NO STREET LIGHTS ON SITE

UTILITIES:

1. ELECTRICITY = SOUTHERN CALIFORNIA EDISON COMPANY
2. GAS = SOUTHERN CALIFORNIA GAS COMPANY
3. WATER = THE WATER/SEWER
4. SEWER = THE WATER/SEWER
5. WATER = WESTERN MUNICIPAL WATER DISTRICT
6. SEWER = WESTERN MUNICIPAL WATER DISTRICT
7. SCHOOL DISTRICT = JURUPA UNIFIED SCHOOL DISTRICT

HP ENGINEERING, INC.
 CIVIL ENGINEERING • LAND SURVEYING
 1486 CRESTVIEW ROAD, REDLANDS, CA. 92374

Tel. (909) 799-8797 Fax (909) 799-1508

REVISION	DATE	BY

TENTATIVE PARCEL MAP NO. 36183

BEING A SUBDIVISION OF A PORTION OF LOT 107 FAIRMHAVEN FARMS, RECORDED IN MAP BOOK 6 PAGE 2, SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., RECORDS OF RIVERSIDE COUNTY STATE OF CALIFORNIA

APPLICANT/OWNER:
 ANTHONY DE LA TORRE
 PERLEY, CA 92505
 (951) 480-8425 FAX 909 390-0398
 anthonyt@perley.com

TITLE/PLANNER/ENGINEER:
 HENRY C. POOLIE, R.C.E. 37037
 HP ENGINEERING INC.
 10000 WILSON AVENUE
 BOSTON, CA 92774
 (909) 759-0797 FAX 909 759-1208
 henry@hp-engineering.com

L.P.K.
 NO ADDRESSES ISSUED YET
 FUTURE 1/4, 2009

SCHEDULE: 10

LEGAL DESCRIPTION:
 LOT 107 OF FAIRMHAVEN FARMS, RECORDS OF MAP BOOK 6 PAGE 2 EXCEPTING THE FOLLOWING DESCRIBED PORTION BEGINNING AT THE INTERSECTION OF THE WESTLY LINE OF SAID LOT 107 AND THE SOUTH LINE OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., AND THE SOUTHWESTLY CORNER OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., AND THE SOUTHWESTLY CORNER OF SAID SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., AND THE WEST LINE OF SAID LOT 107, 425 FEET TO THE POINT OF BEGINNING.

TOWNSHIP TRAIL MAP: PAGE 64, 2009 EDITION, 0-4

EXISTING ZONING: A-1-4 (LIGHT AGRICULTURE)

PROPOSED ZONING: R-1, RESIDENTIAL AGRICULTURAL

EXISTING LAND USE: "WAST"

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

GENERAL PLAN: LDR-1C

PERMITS: PERMITS FOR THE PROPOSED PARCEL MAP DATED 8/7/09

TOTAL AREA:
 31.7 ACRES (APPROX)
 2.32 ACRES (NET)

NOTES:

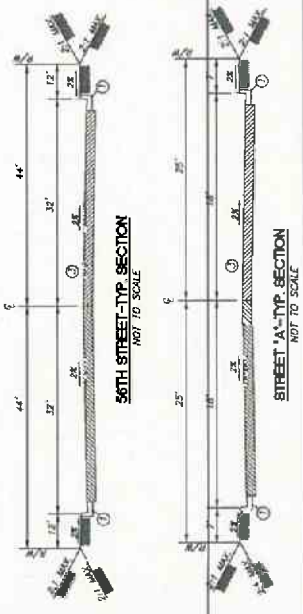
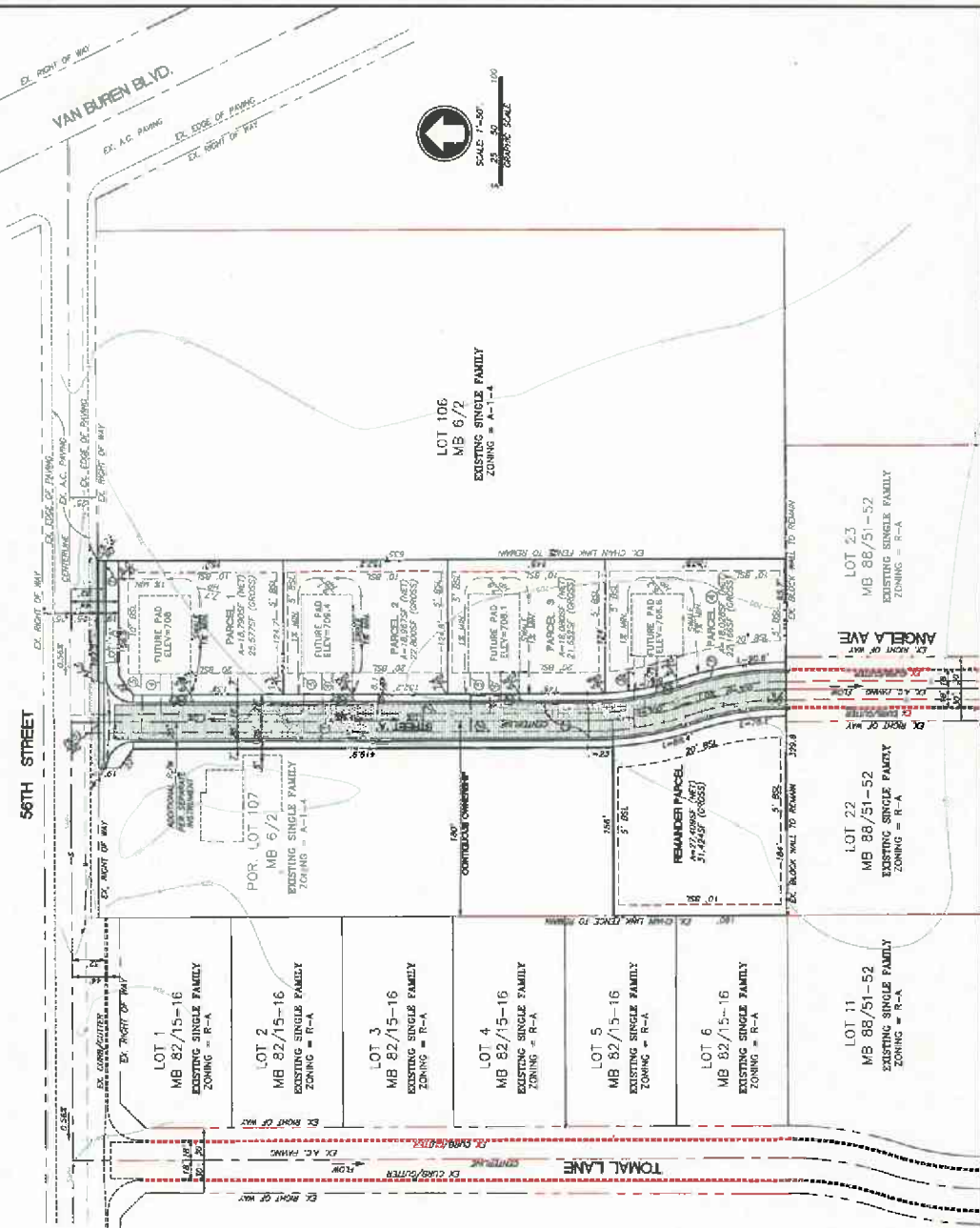
1. THERE ARE FOUR (4) PARCELS PROPOSED AND 7 REMAINDER PARCELS.
2. THIS PROJECT IS NOT WITHIN COMMUNITY DEVELOPMENT DISTRICT.
3. THERE ARE NO EXISTING WELLS WITHIN THE PROJECT.
4. THERE ARE NO EXISTING WELLS WITHIN THE PROJECT.
5. THIS LAND IS INSIDE HIGH LIQUIDATION AREA.
6. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
7. THE PROPOSED PARCEL MAP IS SUBJECT TO APPROVAL BY THE COUNTY OF RIVERSIDE ON JANUARY, 2009.
8. THERE ARE NO EXISTING BUILDINGS ON SITE.
9. THERE ARE NO GASOLINES ON SITE.
10. LOT "A" TO BE DEDICATED TO THE PUBLIC FOR ROAD AND PILE.
11. EXISTING DEMOGRAPHIC WILL REMAIN.
12. THERE ARE NO EXISTING UTILITIES ON SITE.
13. THERE ARE NO STREET LIGHTS ON SITE.
14. STREET "A" TO BE DEDICATED TO THE PUBLIC.

UTILITIES:

- 1. WATER = WESTERN MUNICIPAL WATER DISTRICT
- 2. GAS = SOBEREN CALIFORNIA GAS COMPANY
- 3. ELECTRICITY = WESTERN MUNICIPAL WATER DISTRICT
- 4. SEWER = WESTERN MUNICIPAL WATER DISTRICT
- 5. SCHOOL DISTRICT = WILSON UNITED SCHOOL DISTRICT

KEYNOTE:

1. 8" ACC. LARG AND OTHER TYPE A-4 PER STD. 200
2. RESIDENTIAL DEVELOPMENT PER COUNTY STANDARDS
3. CONSTRUCT GRANITE CONCRETE PAVING
4. CONSTRUCT SLOPE SERVICE LAKE
5. CONSTRUCT INTER SERVICE LAKE
6. CONSTRUCT INTERSERVICE
7. CONSTRUCT INTERSERVICE



HP ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4400 GARDENVIEW ROAD, RIVERSIDE, CA, 92514
 Tel: (951) 798-0797 Fax: (951) 798-1208

MAP AND DATE: 8/7/09
 REVISIONS:
 1 8/7/09 REVISED DRAINAGE CONTRACT STREET 6' EDGE AND SLOPE
 2 8/7/09 REVISED DRAINAGE CONTRACT INTERSERVICE LAKE & CROSS PAVEMENT
 3 8/7/09 REVISED DRAINAGE CONTRACT INTERSERVICE LAKE & CROSS PAVEMENT

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42138

Project Case Type (s) and Number(s): Change of Zone No. 7713, Tentative Parcel Map No. 36183, and Variance No. 1867

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: Arturo De La Torre

Applicant's Address: 5632 Tomal Lane, Pedley CA 92509

Engineer's Name: HP Engineering Inc.

Engineer's Address: 1465 Crestview Road, Redlands CA 92374

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7713 proposes to change the current zoning classification Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A).

TENTATIVE PARCEL MAP NO. 36183 proposes a proposes a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 21,652 square feet and one (1) 34,424 square foot remainder parcel.

VARIANCE NO. 1867 proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.

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

C. Total Project Area: 2.85 gross acres

Residential Acres: 2.85 acres	Lots: 5	Units: N/A	Projected No. of Residents: 18
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 165-070-005

E. Street References: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of non-native grasslands. A watercourse traverses the northerly property line. The project site is also

surrounded is surrounded by single family residential and agricultural uses on large lots to the north, east and west and the city of riverside to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated "Rural Community: Low Density Residential" (RC:LDR) (1/2 Ac. Min.). The project shall be consistent with the Rural Community: Low Density Residential" (RC:LDR) (1/2 Ac. Min.) use designation and policies of the General Plan.
2. **Circulation:** Access to the project site is provided by 56th Street, which connects with Van Buren Blvd. 56th Street is designated as Local Road with a 88' foot ultimate right-of-way. The project shall comply with the Circulation element of the General Plan and all other applicable policies.
3. **Multipurpose Open Space:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is not located within a high fire area. The project site is located within a flood plain. No housing or other structures will be placed within the flood plain. The project site is also within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for low residential uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The general plan amendment will result in additional possible units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The general plan amendment will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

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

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

D. **Existing Land Use Designation(s):** Low Density Residential" (RC:LDR) (1/2 Ac. Min.)

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

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

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Jurupa to the north, south, east and west.

- 2. **Foundation Component(s):** Rural Community (RC) to the north, south, east and west.
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the north, south, east, and west.
- 4. **Overlay(s) and Policy Area(s), if any:** Equestrian Sphere Policy Area

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Light Agriculture – 4 Acre Minimum (A-1-4)

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

K. Adjacent and Surrounding Zoning: Residential Agriculture – 4 Acre Minimum (R-A-1) to the north, east, and west and Residential Agricultural (R-A) to the south.

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 checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input 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

May 10, 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
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately three-quarters of a mile to the west of Beaumont Avenue which is designated as a County Eligible Scenic Highway. Due to the distance from the scenic highway, impacts are considered to be less than significant.

b) The project site was previously used for agricultural purposes. Due to the previous disturbance, the site does not contain significant rock outcroppings, vegetation or unique landmark features. However, a watercourse traverses the southern portion of the site. The watercourse is primarily located within the portion of the site to be developed as one-acre parcels and shall be avoided by future development. The project shall not obstruct any prominent scenic vista or view open to the public. The project will not result in an aesthetically offensive view open to the public and any future residential development would have to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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
--------------------------------	--	------------------------------	-----------

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

Findings of Fact:

a) The project site is located 55.99 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

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 create a new source of light which would accompany any new residences; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences surrounding the proposed project to the north, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with City requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

AGRICULTURE RESOURCES Would the project

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

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

Findings of Fact:

a) The project site is designated as Farmland of Local Importance. The project site does not currently facilitate any agriculture activity. There are limited active agricultural uses surrounding the project site and the area primarily consists of single family residential uses on large lots. The conversion of this site from agricultural to residential would be an extension of the surrounding uses.

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

c) The project would result in the creation of residential uses within 300 feet of property zoned for Agricultural uses. The parcels to the north and west of the site are zoned Light Agriculture – 4 Acre Minimum (A-1-4); however, they do not currently contain active agricultural uses. Subsequent developments within this site would be required to prepare an environmental constraints sheet to advise prospective home buyers of the existence on possible agricultural uses within the project vicinity. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. Therefore, any impacts are considered less than significant. (COA 50.PLANNING.24)

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: This subdivision will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. A note shall appear on an Environmental

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

Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. (COA 50.PLANNING.24)

Monitoring: The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision

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

for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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

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

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

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

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

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

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

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

Source: GIS database, WRCMSHCP, General Plan

Findings of Fact:

- a) Based on the review conducted by the Environmental Programs Department (EPD), 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. Therefore, there will be no impacts as a result of the project.
- b) Based on the review conducted by the EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Therefore, there will be no impact as a result of the project.
- c) Based on the review conducted by the EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, there will be no impact as a result of the project.
- d) Based on the review conducted by the EPD, 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. Therefore, there will be no impact as a result of the project.

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

- e) Based on the review conducted by the EPD, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, there will be no impact as a result of the project.
- f) Based on the review conducted by the EPD, 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. Therefore, there will be no impact as a result of the project.
- h) Based on the review conducted by the EPD, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project Application Materials

Findings of Fact:

- a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred	<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
--------------------------------	--	------------------------------	-----------

outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. **Paleontological Resources**

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

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

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

Findings of Fact:

a) The project site is located within an area that is classified as having an high potential for paleontological resources. Prior to a issuance of a grading permit for the site, the developer would have to do the following: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary. (COA 60.PLANNING.01)

Mitigation: Prior to issuance of a grading permit, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program. (COA 60.PLANNING.01)

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone	<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
--------------------------------	--	------------------------------	-----------

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

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

Findings of Fact:

a) The project is located in an area of low liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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)

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required

14. Ground Subsidence

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

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

a) Change topography or ground surface relief features?

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

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

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

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

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

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

Findings of Fact:

- a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes 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 does not propose slopes greater than 2:1 or higher than 10 feet.
- c) Grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

17. Soils

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

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

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

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

18. Erosion

a) Change deposition, siltation, or erosion that may

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

modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: County Flood Department Review and Building & Safety Department review

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

- 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

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

- 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	<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
accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

- a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less than significant impact from hazardous materials.
- b) The project proposes residential land uses; therefore, it will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will provide adequate access to the residential land uses, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes residential land uses, and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

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

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

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

Findings of Fact:

The project is not located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.)

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?

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

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

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

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

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

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

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area.
- b) The creation of five residential lots on 2.85 gross acres will not violate any water quality standards or waste discharge requirements.
- c) The Jurupa Community Service District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. No natural watercourses exist onsite. The project will be designed to not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed residential subdivision shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, GIS database, Project Application Materials

- a) The proposed project is consistent with the General Plan Land Use Designation Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). The subject parcel is surrounded by

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

single family residences to the north, east, south, and west. The project will continue the future and logical development of the area. The project will not result in a substantial alteration of the present or planned land use of this area. Therefore, impacts are considered less than significant.

- b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project includes a proposed Variance application to deviate from the required lot depth of 150-feet minimum pursuant to the development and construction of Angela Ave. The Variance findings have been incorporated into the staff report and upon approval of the variance application, the project will be consistent with the development standards of the R-A zone.
- b) The project's existing zone is Light Agriculture - 4 Acre Minimum (A-1-4). The proposed zone is Residential Agricultural (R-A). Any proposed projects will be consistent and permitted uses within the respective zoning classification, upon approval of the variance application.
- b) The project site is surrounded by properties zoned Light Agricultural – 4 Acre Minimum (A-1-4) to the north, east, and west, and the Residential Agricultural (R-A) to the south. The proposed subdivision will be consistent and compatible with surrounding zonings.
- c) The project is surrounded by as scattered single-family residential to the north east, south, and west. Any proposed projects will be consistent with the existing and planned surrounding land use.
- d) The project site has a Land Use Designations of Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum), which is consistent with the proposed R-A zoning. Any

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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

Findings of Fact:

- 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.
- 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.
- The project site is not located adjacent to a State classified or designated area or existing surface mine.
- The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.
 NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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				

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

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 private airstrip therefore no impacts will occur as a result of the proposed project.

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", GIS database, On-site Inspection

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

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

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with a residential subdivision. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

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

c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will

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

be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

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

Mitigation: No mitigation measures 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
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed development is for the five residential lots. There are no existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

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

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:

34. Fire Services

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

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.

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.

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

Monitoring: No monitoring measures are required.

36. Schools

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

Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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

Source: RCIP

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

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

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

Source: RCIP

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed residential uses and land 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 land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees. (COA 50.PLANNING.7 and 90.PLANNING.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

40. Recreational Trails

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

Source: RCIP, 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. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

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

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

b. Result in inadequate parking capacity?

c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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

d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

e. Alter waterborne, rail or air traffic?

f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

g. Cause an effect upon, or a need for new or altered maintenance of roads?

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

h. Cause an effect upon circulation during the project's construction?

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

i. Result in inadequate emergency access or access to nearby uses?

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

Source: RCIP

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

a) The proposed four (4) parcels and a remainder lot with a 1/2 acre minimum lot size will not cause an increase in traffic which is substantial in relation to the existing traffic load and

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

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) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c) The project shall not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) 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 nor will it alter waterborne, rail or air traffic.
- d) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).
- e) The project shall not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)
- g) The project will require the dedication and construction of Angelina Road to a 50 foot full-width right-of-way.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project is not located in a high fire area and is not required to provide physical primary and secondary access.
- 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.

42. Bike Trails

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

Source: RCIP

Findings of Fact: RCIP, Jurupa Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. (10.E Health.01)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Department of Environmental Health Review.

Findings of Fact:

a-b) The project will be served by sewer provided by Jurupa Community Services District. 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 required.

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

Monitoring: No monitoring required.

45. Solid Waste

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

<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 project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Utilities

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

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

Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: Staff review, Project Application Materials

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

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

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

Riverside County Integrated Project, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Multi Species Habitat Conservation Plan (MSHCP), prepared by Dudek & Associates, June 2003.

MSHCP EIR/EIS CEQ 020463, Prepared by Dudek & Associates/ LSA Associates, June 2003.

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

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

Riverside, CA 92505

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

JH:jh

Y:\Planning Case Files-Riverside office\PM36183\DH-PC-BOS Hearings\EA40138.PM36183..doc

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

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. 36183 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36183, Amended No. 2, dated May 9, 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 a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 21,652 square feet and one (1) 34,424 square foot remainder parcel.

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.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

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.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

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

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

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

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

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

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

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

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 JCSD WATER AND SEWER SERVICE RECOMMND

Parcel Map#36183 is proposing Jurupa Community Services District (JCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with JCSD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

10.FIRE. 2

MAP-#16-HYDRANT/SPACING

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT

RECOMMND

Parcel Map No. 36183 proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels. This site is located in the Jurupa area south of 56th Street, east of Tomal Lane and west of Van Buren Boulevard.

The proposed project receives minimal offsite runoff from the southeast. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Onsite runoff from parcels 2, 3 and 4 would collect within the proposed "Street A" and be conveyed by curb and gutter to the south to Angela Avenue. Since the lots are a minimum of one-half acre and only 4 parcels are proposed, increased runoff mitigation is not required.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint,

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT (cont.) RECOMMND

conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

10.PLANNING. 4 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

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

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. 5 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

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

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. 6 MAP - LC LANDSCAPE REQUIREMNTS RECOMMND

Prior to the installation or rehabilitation of 5,00 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

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

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

10.PLANNING. 7 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/lan>

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - LC LANDSCAPE SPECIES (cont.) RECOMMND

scape.html . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 9 MAP - GEO02170 RECOMMND

County Geologic Report (GEO) No. 2170, submitted for this project (PM36183), prepared by Soil Exploration Company, Inc. is entitled "Geotechnical/Seismic Update, 3 Residential Parcels (APN 165-190-001), Pedley Road, Riverside County, California", dated June 5, 2009. In addition, SEC, Inc. submitted "Liquefaction Evaluation and Response to County Review, Tentative Parcel Map 36183 (APN 165-070-005), Mira Loma, Riverside County, California", dated October 8, 2009. This document is herein incorporated as a part of GEO02170.

GEO02170 concluded:

1. There are no photolineaments or other fault related geomorphic features trending through or toward the subject property.
2. The potential for surface fault rupture at the site is very low to nil.
3. There is a potential for soil liquefaction at the site.
4. The total and differential settlement of the saturated and unsaturated sands is .08 inch and .038 to .051 inch, respectively.
5. The subsidence and hydroconsolidation potential at the site is low.

GEO02170 recommended:

1. Vegetable matter, underground structure/foundation, cesspools, leach fields, seepage pits, old foundations, old fills, buried utilities/irrigation lines, debris, etc. and any deleterious materials would require removal from the site.
2. Overexcavation and recompaction of surficial soils to expose firm native soils having at least 85 percent relative compaction and construction of a compacted fill mat should be anticipated to provide adequate and uniform

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - GEO02170 (cont.) RECOMMND

support for the propose structures.

GEO No. 2170 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2170 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 10 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 11 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 16 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) zoning classification.

10.PLANNING. 17 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.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 21

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.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

10. GENERAL CONDITIONS

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

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

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP - COUNTY WEB SITE RECOMMND

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

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.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1/2 gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7713 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

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

RECOMMND

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

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

the TENTATIVE MAP recording it must join the newly formed
CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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. 18 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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

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

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

50.PLANNING. 24 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24

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

RECOMMND

"All parcels, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

TRANS DEPARTMENT

50.TRANS. 1

MAP - IMP PLANS

RECOMMND

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

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - IMP PLANS (cont.) RECOMMND

Web site:
www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

50.TRANS. 2 MAP - EASEMENT RECOMMND

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

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on 56th Street and so noted on the final map.

50.TRANS. 4 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) at the intersection of 56th Street and Angela Avenue in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

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

All 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.

05/18/10
10:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP- CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 11 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Graffiti abatement of walls and other permanent structures along 56th Street.
- (2) Street sweeping.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

50.TRANS. 12 MAP - EXISTING MAINTAINED RECOMMND

56th Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTE: A 5' sidewalk shall be constructed adjacent to the curb line within the 12' parkway or as directed by Director of Transportation.

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - IMPROVEMENT RECOMMND

Street "A" (Angela Avenue) along project boundary is designated as a local road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter within a 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (Modified for reduced right-of-way from 56' to 50' and no sidewalk.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

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

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E. If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. 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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 3 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. 11 MAP - PLANNING DEPT REVIEW RECOMMND

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

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

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.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 21 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7713 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual

05/18/10
10:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

05/18/10
10:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3

MAP - PALEO MONITORING REPORT (cont.)

RECOMMND

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

90.PLANNING. 7

MAP - QUIMBY/JOIN CSA (2)

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1

MAP - 80% COMPLETION

RECOMMND

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at

05/18/10
10:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

PARCEL MAP Parcel Map #: PM36183

Parcel: 165-070-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - WRCOG TUMF (cont.)

RECOMMND

the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Graffiti abatement of walls and other permanent structures along 56th Street.
- (2) Street sweeping.

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

DATE: March 27, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner

Jurupa Recreation & Parks Dist.
Jurupa Unified School Dist.
Jurupa Comm. Service District
Eastern Information Center

TENTATIVE PARCEL MAP NO. 36183 – EA42138 – Applicant: Arturo De La Torre – Engineer/Representative: Henry C. Poquiz, L.S. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – Four Acre Minimum – (A-1-4) – **REQUEST:** The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel. APN: 165-070-005

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at lsheldon@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Jurupa Area Recreation and Park District

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

www.jarpd.org

April 6, 2009

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

RE: TENTATIVE PARCEL MAP NO. 36183 – EA42138

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

- Ordinance No. 460 (Quimby Fees) or AB1600 – Contact JARPD to determine exact fees

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

- Submit any plans pertaining to landscaping
- Submit any plans pertaining to public facilities (parks, trails, open space, etc.)
- Pay a \$ 500.00 plan-check fee to JARPD

This project will not have any impacts to either the Jim Real Memorial Community Trail system or to any of the Riverside County Trails.

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

Through:

DAN RODRIGUEZ, General Manager

Prepared by:


FRANK GUERRERO, Assistant to the General Manager

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

Board of Directors

Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Larry Riddle

General Manager
Dan Rodriguez

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

RECEIVED
APR 01 2009

BY: KB ENG

DATE: March 27, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner

Jurupa Recreation & Parks Dist.
Jurupa Unified School Dist.
Jurupa Comm. Service District
Eastern Information Center

TENTATIVE PARCEL MAP NO. 36183 – EA42138 – Applicant: Arturo De La Torre – Engineer/Representative: Henry C. Poquiz, L.S. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – Four Acre Minimum – (A-1-4) – **REQUEST:** The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel. APN: 165-070-005

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Sheldon, Project Planner**, at (951) 955-5719 or email at lsheldon@rcplma.org / MAILSTOP# 1070.

COMMENTS: *The Jurupa Community Services District will provide services contingent upon the approval of an availability letter by the Board of Directors compliance with District rules, regulations and payment of appropriate fees.*

DATE: 4/1/09 SIGNATURE: Nickie M. Hamie
PLEASE PRINT NAME AND TITLE: Nickie Hamie Development Engineering
TELEPHONE: 951-685-7434 x141 Representative

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 27, 2009

Lisa Sheldon, Project Planner
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92592-1409

RE: Tentative Parcel Map – Schedule G No. 36183
Proposal: Divide 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 square feet and one (1) remainder parcel
APN: 165-070-005

Dear Ms. Sheldon:

The Riverside County Waste Management Department has reviewed the proposed project located south of 56th Street, east of Tomal Lane and west of Van Buren Boulevard, in the Pedley Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

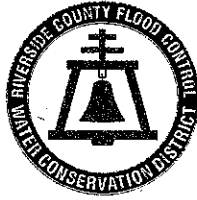
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

Mirtha Liedl, Planner

PD #77422

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 29, 2009

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Kinika Hesterly

Ladies and Gentlemen:

Re: Change of Zone 7713
Area: Jurupa

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mekbib Degaga".

MEKBIB DEGAGA
Engineering Project Manager

SM:mcv
P8\126193



RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station

7477 Mission Blvd. • Riverside, CA 92509

(951) 955-2600 • FAX: (951) 955-2630

Crime Prevention and Plans

Date: April 3, 2009

Project Number: Tentative Parcel Map No. 36183 (EA42138)

Location: Southerly of 56th Street, easterly of Tomal Lane, and westerly of Van Buren Boulevard.

Project Description: The Tentative Parcel Map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 23,150 sq. ft. and one (1) remainder parcel.

APN: 165-070-005.

Related Cases: N/A

Applicant: Arturo De La Torre

Case Planners: Lisa Sheldon

Thank you for the opportunity to review and comment on the above listed project. This response is provided to identify the impact of such development on law enforcement services provided by this department. The following are a list of those issues and suggestions regarding those issues.

Project Mitigation Issues

This project will be served by the Jurupa Valley Station of the Riverside County Sheriff's Department, which is located at 7477 Mission Blvd, Riverside (Rubidoux). The Jurupa Valley Station currently covers approximately 94 square miles of unincorporated communities along with a contract for services within the City of Norco. Current staffing levels in the unincorporated areas are significantly below the target staffing of 1.2 deputies per 1000 population.

This project in consideration with a significant rise in both, planned and current residential development within the Rubidoux and Jurupa Valley areas, will continue to degrade the level of service unless programmed with collection of development funds are collected to increase manpower.

The Riverside County Sheriff's Department requests financial mitigation to provide future service. We request that as a condition of approval, a recurring revenue stream be identified as specific to law enforcement/public safety. During the build-out of the project, the law enforcement/public safety cost mitigation revenue should be proportionate to the number of businesses occupying the project.

The Sheriff's Department receives a portion of the development impact fees (DIF) pursuant to County Ordinance No. 659.6. These monies are collected and distributed in an effort to off-set the impact on RSD services. Further, impact upon the public roads and the expected increased vehicular traffic congestion will affect timely response by law enforcement. The effectiveness and timely response by public service agencies both, law enforcement and fire are dependent upon public roadway conditions.

Pre-construction and Construction Phases

1. Material Storage Area & Property Accountability:

- A. Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.
- B. A list of serial and/or license numbers of equipment stored at the location maintained at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. It is recommended that contact be made with representatives from the Crime Prevention Program of Southern California, a non-profit organization specializing in construction site theft prevention (562-860-9006).

2. Project Information & Emergency Contact:

- A. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department. The developer and/or builder's name, address and phone number should be conspicuously posted at the construction site.

3. Site Security & Lighting:

- A. The visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.
- B. The construction site should have a clearly designated point of contact, such as the construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (Riverside County Fire Department), ambulance service (American Medical Response) and the Riverside County Sheriff's Department, near any phone. The address for the facility should be posted near the above phones at the site.

Any phones at the site that are blocked for outgoing calls should not be blocked from dialing an emergency call (i.e. 9-1-1).

- C. Establish parking areas for construction site workers, employees or vendors. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Design Issues & Project Completion:

1. Street lighting:

The street lighting for the development shall be in accordance with the Riverside County Ordinance. All lighting fixtures should be resistant to vandalism and tampering.

2. Graffiti Abatement:

Prior to occupancy the surface of walls fences, buildings, logo monuments, etc., shall be graffiti resistant either through surface composition, applied paint type and/or planned shielding by landscaping or plants.

3. Address Numbering:

Illuminated or backlit property addresses shall be provided for each building. These devices shall be of the proper size to ensure proper display of locations for emergency responses by the fire department (Riverside County Fire Department) and law enforcement (Riverside County Sheriff and California Highway Patrol).

4. Property Gates and Knox Rapid Entry System:

The Riverside County Sheriff's Department will require the installation of the Knox Rapid Entry System. This system permits, law enforcement, fire and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9230 for law enforcement. The Riverside County Fire, Planning Division must be contacted at (951) 955-4777 for the appropriate account numbered form.

Post Construction & Project Completion:

A. Alarm System:

An alarm system used for after-hours purposes (i.e. burglary) shall be monitored by an alarm company who can verify the location and activation

of the alarm. Businesses shall implement some manner of after-hours response to the site in the event of an emergency or actual break-in, whereby, the location can be secured.

B. Address Lighting:

The location needs to have displayed address numerics and be contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The address to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from aircraft (no less than 1 x 4 ft.).

C. Property Signs:

The entire project area shall post the following sign on the premises:

"No Trespassing & Loitering" signs shall be displayed prominently throughout the project area. (602 P.C.).

D. Lighting:

The project area must have an inclusive lighting plan conducted by a professional firm. The installation of adequate lighting standards with the proper type light and lumens for the various commercial and business uses. The lighting plan will require review by the Riverside County Sheriff's Department.

E. Graffiti Resistant Surfaces, Walls and Monuments:

The developer shall be required to maintain the property with respect to their businesses. At present, the County of Riverside, Economic Development Agency operates a Graffiti Abatement program via CDBG grant monies. The timely reporting of vandalism and graffiti to local law enforcement is essential, as well as, the expeditious removal from public view.

F. Address Numbering:

The locations need to have displayed address numerics of a size and contrasting in color from the building façade. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e. landscaping). The addresses to each building shall be affixed upon the rooftop in a color contrasting from the roof and of adequate size to be observed from an aircraft (no less than 1 x 4 ft.).

Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, nor should they be planted in a manner which will obstruct observation both, into and out of the building.

B. Models:

Any models used for marketing the new homes shall be equipped with an alarm system, whereupon activation, a reporting party may directly verify the activation and contact law enforcement for a response. Further, all household property (i.e. appliances) within models or new homes shall be inventoried and a list by make, model and serial number maintained for the proper reporting of any stolen property.

Should the planning department, planning commission, developer, architect or, construction staff have any questions regarding the above public safety concerns, please feel free to contact the Jurupa Valley Sheriff Station Crime Prevention and Plans Coordinator at (951) 955-9230.

Cordially,



Deputy Elizabeth Guillen
Crime Prevention and Plans
Jurupa Valley Station

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

0005054

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: Tentative Parcel Map 36183 DATE SUBMITTED: 3-9-09
EA 42138 CFG 05491

APPLICATION INFORMATION

Applicant's Name: Arturo De La Torre E-Mail: _____

Mailing Address: 5632 Tomal Lane Street
Pedley, California 92509 City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (_____) _____

Engineer/Representative's Name: Henry C. Poquiz E-Mail: hcpoquiz@aol.com

Mailing Address: 1465 Crestview Road Street
Redlands, Ca. 92374 City State ZIP

Daytime Phone No: (809) 799-6797 Fax No: (909) 799-1508

Property Owner's Name: Arturo De La Torre E-Mail: _____

Mailing Address: 5632 Tomal Lane Street
Pedley, Ca. 92509 City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (_____) _____

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

communications regarding this application to the person indicated above may be the property owner, representative, or other

ANDRESEN *CRYSTAL BALLESTEROS*
EXECUTIVE ASSISTANT

Architecture & Planning INC.

Architecture • Planning • Engineering

17087 ORANGE WAY (909) 355-6688
 FONTANA, CA 92335 FAX (909) 349-2302
 Email: crystal@1architect.com

Office · 38686 El Cerrito Road
 Desert, California 92211
 3-8277 · Fax (760) 863-7555

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

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.

Arturo De La Torre

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

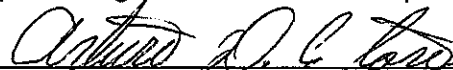
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Arturo De La Torre

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Victoria J. De La Torre

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 4.39 Acres

General location (cross streets, etc.): North of _____, South of 56th Street, East of Tomal Lane, West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: Page 684, D-4

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):

Subdivide existing one parcel into four parcels, this is not a vesting map. + 1 remainder

Related cases filed in conjunction with this request:

Not Applicable

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

If yes, provide Case No(s). Not Applicable (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Not Applicable E.I.R. No. (if applicable): Not 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: Not applicable

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) N/A

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) N/A

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: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A Export _____ Neither _____

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

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Check answer:
 Santa Ana River Santa Margarita River San Jacinto River Colorado River

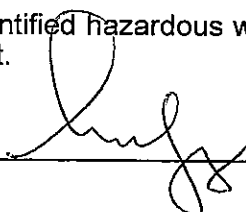
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Henry Poquiz  Date 2/16/09

Owner/Representative (2) _____ Date _____

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207713 DATE SUBMITTED: 6/3/09

APPLICATION INFORMATION

Applicant's Name: Arturo De La Torre E-Mail: artdscon@hotmail.com

Mailing Address: 1465 Crestview Road
Redlands, Ca. 92509
Street
City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (909) 390-0395

Engineer/Representative's Name: HP Engineering, Inc. E-Mail: hcpoquiz@aol.com

Mailing Address: 1465 Crestview Road
Redlands, Ca. 92374
Street
City State ZIP

Daytime Phone No: (909) 799-6797 Fax No: (909) 799-1508

Property Owner's Name: (same as applicant) E-Mail: (Same)

Mailing Address: (same)
Street
City State ZIP

Daytime Phone No: () (same) Fax No: ()

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

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

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Arturo & Victoria De La Torre

PRINTED NAME OF APPLICANT

Arturo De La Torre
Victoria De La Torre

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.

Arturo De La Torre

PRINTED NAME OF PROPERTY OWNER(S)

Arturo De La Torre

SIGNATURE OF PROPERTY OWNER(S)

Victoria De La Torre

PRINTED NAME OF PROPERTY OWNER(S)

Victoria De La Torre

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 2.85 Acres

General location (nearby or cross streets): North of 58th Street, South of 56th Street, East of Tomal Ln., West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: 2005 Edition, Pg. 684, D-4.

APPLICATION FOR CHANGE OF ZONE

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

Zone Change is from existing A-1-4 (Light Industrial) to R-A (Residential Agricultural)

Related cases filed in conjunction with this request:

Tentative Parcel Map 36183

202 11 74 3054

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: ~~PM36483~~ VAR01867 DATE SUBMITTED: 5-6-10

APPLICATION INFORMATION

Applicant's Name: Arturo de la Torre E-Mail: artdscon@hotmail.com

Mailing Address: 5632 Tomal Lane
Pedley, Ca. 92509
Street
City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (909) 390-0398

Engineer/Representative's Name: Henry C. Poquiz E-Mail: hcpoquiz@aol.com

Mailing Address: 1465 Crestview Road
Redlands, Ca. 92374
Street
City State ZIP

Daytime Phone No: (909) 799-6797 Fax No: (909) 799-1508

Property Owner's Name: Arturo de la Torre E-Mail: artdscon@hotmail.com

Mailing Address: 5632 Tomal Lane
Pedley, Ca. 92509
Street
City State ZIP

Daytime Phone No: (951) 360-8425 Fax No: (909) 390-0398

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.

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 LAND USE 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.

Arturo DeLaTorre Arturo De la Torre
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Arturo DeLaTorre Arturo De la Torre
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Victoria DeLaTorre Victoria De la Torre
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 165-070-005

Section: 23 Township: 2 South Range: 6 West

Approximate Gross Acreage: 3.13 Acres

General location (nearby or cross streets): North of 58 Street, South of 56th Street East of Tomal Lane West of Van Buren Blvd.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Pg. 684, D-4

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Tentative Parcel Map 36183 to create four (4) parcels, schedule G. Proposed parcels ranges from 18,028 SF to 18,967 SF in a 20,000 SF zone. Depth of parcels ranges from an average of 109.85 feet for parcel 4 to 124.8 feet

Related cases filed in conjunction with this request:

PM361183, CZ07713

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) 42138 E.I.R. No. (if applicable): N/A

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

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

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) N/A

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

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) N/A

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: N/A

Estimated amount of fill = cubic yards N/A

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

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

APPLICATION FOR LAND USE 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) N/A sq. ft.

Is the development proposal 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 development project area 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) *Antonio De la Torre* Date MAY -3 -10

Owner/Representative (2) _____ Date _____

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

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

CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867 – Intent to adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, INC. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet. - APN: 165-070-005. (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 jeffhorn@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.ilma.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
Attention: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

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:

CHANGE OF ZONE NO. 7713 / TENTATIVE PARCEL MAP NO. 36183 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, INC. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The tentative parcel map proposes a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel - APN: 165-070-005. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 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@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 9/1/2010,

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

APN (s) or case numbers Pm 36183 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

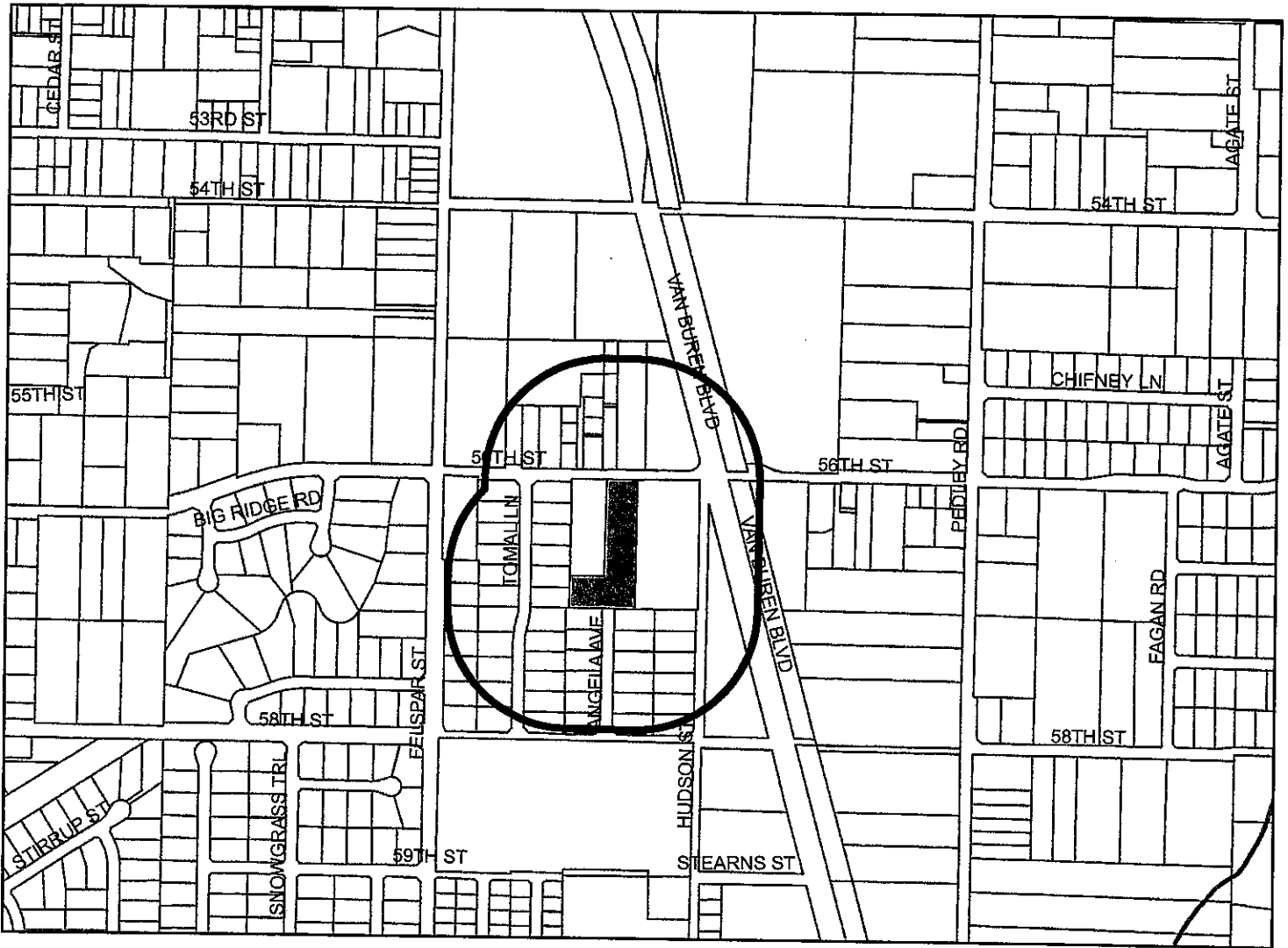
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

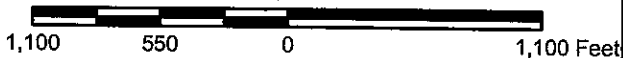
*checked by: Walden
RLP
3.1.2011*

600 feet buffer



Selected Parcels

165-040-001	165-223-008	165-070-009	165-070-022	165-222-006	165-223-004	165-222-007	165-040-015	165-070-005	165-070-004
165-070-010	165-222-008	165-222-003	165-080-002	165-221-007	165-223-007	165-222-011	165-221-002	165-070-026	165-070-016
165-040-012	165-223-009	165-221-001	165-040-005	165-221-006	165-040-008	165-222-012	165-070-020	165-040-017	165-223-012
165-040-020	165-040-007	165-040-021	165-222-004	165-222-005	165-040-014	165-221-003	165-070-018	165-040-011	165-221-010
165-222-009	165-040-010	165-091-001	165-040-009	165-221-008	165-070-013	165-070-014	165-221-004	165-070-019	165-070-006
165-222-002	165-223-005	165-040-006	165-070-015	165-070-021	165-223-003	165-223-002	165-223-001	165-223-006	165-221-009
165-040-013	165-070-011	165-040-003	165-223-011	165-222-010	165-040-018	165-040-019	165-040-002	165-040-004	165-070-012
165-050-016	165-080-001	165-050-011	165-070-017	165-222-001	165-223-010				



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

APN: 165040001, ASMT: 165040001
ALFREDO ENRIQUEZ, ETAL
9157 56TH ST
RIVERSIDE CA. 92509

APN: 165040015, ASMT: 165040015
ARACELI GARCIA
C/O ARACELY GARCIA
9055 56TH ST
RIVERSIDE CA. 92509

APN: 165223008, ASMT: 165223008
ALFREDO M ESTRADA, ETAL
5777 HUDSON ST
RIVERSIDE CA. 92509

APN: 165070010, ASMT: 165070010
ARTURO DELATORRE, ETAL
5632 TOMAL LN
RIVERSIDE CA. 92509

APN: 165070009, ASMT: 165070009
ALICE J PEREZ, ETAL
5616 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222008, ASMT: 165222008
BARRETT A COOK
5773 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165070022, ASMT: 165070022
ALICIA RENTERIA
5690 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165222003, ASMT: 165222003
BILLY D MCCRAY, ETAL
5742 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222006, ASMT: 165222006
ANDREW J SHAW, ETAL
5792 TOMAL LN
RIVERSIDE CA. 92509

APN: 165080002, ASMT: 165080002
CARL H GOEDINGHAUS, ETAL
13106 NEFF RD
LA MIRADA CA 90638

APN: 165223004, ASMT: 165223004
ANGELICA AVILA
5756 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165221007, ASMT: 165221007
CAROLYN M FISCHBECK
5771 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222007, ASMT: 165222007
ANTHONY J MARTINEZ
5795 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165223007, ASMT: 165223007
CAROLYN S MORRISON
5791 HUDSON ST
RIVERSIDE CA. 92509

APN: 165222011, ASMT: 165222011
CURTIS W JONES, ETAL
5729 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165040005, ASMT: 165040005
FERNANDO CARMONA, ETAL
C/O ALEX CARMONA
271 MERRYFIELDS AVE
COLTON CA 92324

APN: 165221002, ASMT: 165221002
DAMIAN MARQUEZ
5732 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165221006, ASMT: 165221006
FRANK DELEON SAMBRANO
5791 TOMAL LN
RIVERSIDE CA. 92509

APN: 165070026, ASMT: 165070026
DANIEL R SHAPIRO
5610 FELSPAR ST
RIVERSIDE CA 92509

APN: 165040008, ASMT: 165040008
GEORGE SKEEN, ETAL
3907 WILSHIRE AVE
SAN MATEO CA 94403

APN: 165070016, ASMT: 165070016
DARRELL K PALMER, ETAL
5679 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222012, ASMT: 165222012
GERARD MALDONADO
5713 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165040012, ASMT: 165040012
DENNIS DIBONAVENTURA, ETAL
6021 VERA ST
RIVERSIDE CA 92504

APN: 165070020, ASMT: 165070020
HERMAN FERNANDEZ, ETAL
5615 TOMAL LN
RIVERSIDE CA. 92509

APN: 165223009, ASMT: 165223009
FEDERICO R CASTANEDA
5755 HUDSON ST
RIVERSIDE CA. 92509

APN: 165040017, ASMT: 165040017
JACK R HADLEY
6862 STUDIO PL
RIVERSIDE CA 92509

APN: 165221001, ASMT: 165221001
FERNANDO AVILA, ETAL
5710 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165223012, ASMT: 165223012
JAMES J YSAIS
5705 HUDSON ST
RIVERSIDE CA. 92509

APN: 165040020, ASMT: 165040020
JAMES T SHORT, ETAL
9055 56TH ST
RIVERSIDE CA 92509

APN: 165070018, ASMT: 165070018
JUDY A HILL
5647 TOMAL LN
RIVERSIDE CA. 92509

APN: 165040007, ASMT: 165040007
JEFFREY L BAILEY, ETAL
9097 56TH ST
RIVERSIDE CA. 92509

APN: 165040011, ASMT: 165040011
JULIO S RUBALCAVA
9069 56TH ST
RIVERSIDE CA. 92509

APN: 165040021, ASMT: 165040021
JOHN BACKES, ETAL
9059 56TH ST
RIVERSIDE CA. 92509

APN: 165221010, ASMT: 165221010
KARL J SCHMIDT, ETAL
5711 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222004, ASMT: 165222004
JORGE L VAZQUEZ
5758 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222009, ASMT: 165222009
LINDA L SOCIA
P O BOX 1512
RUNNING SPRINGS CA 92382

APN: 165222005, ASMT: 165222005
JOSE EDUARDO JIMENEZ, ETAL
5770 TOMAL LN
RIVERSIDE CA. 92509

APN: 165040010, ASMT: 165040010
LOUIS CASTILLO
9071 56TH ST
RIVERSIDE CA. 92509

APN: 165040014, ASMT: 165040014
JOSE L FAVELA, ETAL
9065 56TH ST
RIVERSIDE CA. 92509

APN: 165091001, ASMT: 165091001
MARIE KOENIG
2211 OCEAN AVE
SANTA MONICA CA 90405

APN: 165221003, ASMT: 165221003
JOSE V ARREDONDO, ETAL
5754 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165040009, ASMT: 165040009
MARLENE S COLLINS
P O BOX 211
MONROE OH 45050

APN: 165221008, ASMT: 165221008
MARY A HART
5753 TOMAL LN
RIVERSIDE CA. 92509

APN: 165223005, ASMT: 165223005
MITCHELL MAGE
5772 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165070013, ASMT: 165070013
MARY R KOIZIM
5680 TOMAL LN
RIVERSIDE CA. 92509

APN: 165040006, ASMT: 165040006
NORMA PETTET, ETAL
9099 56TH ST
RIVERSIDE CA. 92509

APN: 165070014, ASMT: 165070014
MELISSA GOMEZ ROMERO
5696 TOMAL LN
RIVERSIDE CA. 92509

APN: 165070015, ASMT: 165070015
PATRICIA JEAN MCCOY CANTARINI, ETAL
5695 TOMAL LN
RIVERSIDE CA. 92509

APN: 165221004, ASMT: 165221004
MELVIN L FORREST, ETAL
5770 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165070021, ASMT: 165070021
RAUL TREVINO, ETAL
5680 FELSPAR ST
RIVERSIDE CA. 92509

APN: 165070019, ASMT: 165070019
MIGUEL REYES, ETAL
5631 TOMAL LN
RIVERSIDE CA. 92509

APN: 165223003, ASMT: 165223003
RAYMOND MAGGARD, ETAL
5740 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165070006, ASMT: 165070006
MIGUEL SANCHEZ
9265 56TH ST
RIVERSIDE CA 92509

APN: 165223002, ASMT: 165223002
RICARDO F GOLDEN, ETAL
5728 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165222002, ASMT: 165222002
MIKE WIEGERT, ETAL
5726 TOMAL LN
RIVERSIDE CA. 92509

APN: 165223001, ASMT: 165223001
RICHARD R ARSENAULT
5710 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165223006, ASMT: 165223006
ROBERT ESCALANTE, ETAL
5794 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165040019, ASMT: 165040019
SUN P TAYLOR
P O BOX 998
MIRA LOMA CA 91752

APN: 165221009, ASMT: 165221009
ROBERT L DAVIS, ETAL
3544 VALLEY VIEW AVE
NORCO CA. 92860

APN: 165040002, ASMT: 165040002
TAMMY H BALDERSON
25705 SYCAMORE POINTE
LAKE FOREST CA 92630

APN: 165040013, ASMT: 165040013
S & I HOLDINGS INC
P O BOX 1161
PALM SPRINGS CA 92263

APN: 165040004, ASMT: 165040004
TERRY L GORMAN, ETAL
9141 56TH ST
RIVERSIDE CA. 92509

APN: 165070011, ASMT: 165070011
SANDRA JEAN MOORE
5648 TOMAL LN
RIVERSIDE CA. 92509

APN: 165070012, ASMT: 165070012
THOMAS J DOWLING, ETAL
5664 TOMAL LN
RIVERSIDE CA. 92509

APN: 165040003, ASMT: 165040003
SANTIAGO TREVINO, ETAL
9151 56TH ST
RIVERSIDE CA. 92509

APN: 165050016, ASMT: 165050016
TJ RIVERSIDE
C/O JOHN J BELCZAK
P O BOX 3196
ORANGE CA 92857

APN: 165223011, ASMT: 165223011
SANTOS MARTINEZ, ETAL
5723 HUDSON ST
RIVERSIDE CA. 92509

APN: 165050011, ASMT: 165050011
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 165222010, ASMT: 165222010
STEVEN P FLYNN, ETAL
5741 ANGELA AVE
RIVERSIDE CA. 92509

APN: 165070017, ASMT: 165070017
VERNA LEE HANSON, ETAL
5663 TOMAL LN
RIVERSIDE CA. 92509

APN: 165222001, ASMT: 165222001
VICTOR M ARREDONDO, ETAL
5708 TOMAL LN
RIVERSIDE CA. 92509

APN: 165223010, ASMT: 165223010
WILLIAM MICHAEL EDWARDS
13597 FRAN ST
N EDWARDS CA 93523

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

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

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

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

Applicant/Owner:
Arturo De La Torre
5632 Tomal Lane
Pedley, CA 92509

Eng-Rep:
Henry C. Poquiz
1465 Crestview Rd.
Redlands, CA 92374

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

Applicant/Owner:
Arturo De La Torre
5632 Tomal Lane
Pedley, CA 92509

Eng-Rep:
Henry C. Poquiz
1465 Crestview Rd.
Redlands, CA 92374

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. 42138, Change of Zone No. 7713, Variance No. 1867, and Tentative Parcel Map No. 36183

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)

Arturo De La Torre 5632 Tomal Lane, Pedley CA 92509
Project Applicant Address

Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.
Project Location

The CHANGE OF ZONE proposes to change the current zoning classification Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The TENTATIVE PARCEL MAP NO. 36183 is a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4, ranging from 95.7 feet to 124.8 feet.

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\PM36183\DH-PC-BOS Hearings\NOD Form PM36183.doc Revised 01/15/08

Please charge deposit fee case#: ZEA42138 ZCFG5491

FOR COUNTY CLERK'S USE ONLY

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Environmental Assessment No. 42138, Tentative Parcel Map No. 36183, Variance No. 1867, and Change of Zone No. 7713

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: May 10, 2010

Applicant/Project Sponsor: Arturo De La Torre Date Submitted: March 9, 2009

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\PM36183\DH-PC-BOS Hearings\PM36183 MND.doc

Please charge deposit fee case#: ZEA42138 ZCFG5491 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0903485

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: DE LA TORRE ARTURO \$64.00
paid by: CK 11663/11615
CA F&G FEE FOR EA42138
paid towards: CFG05491 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 13, 2009 15:45
MGARDNER posting date Mar 13, 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

J* REPRINTED * R0917380

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: DE LA TORRE ARTURO \$2,010.25
paid by: CK 35272
CA F&G FEE FOR EA42138
paid towards: CFG05491 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 24, 2009 08:50
SBROSTRO posting date Dec 24, 2009

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

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