

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

702 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 10, 2010


SUBJECT: CHANGE OF ZONE NO. 7433 AND TENTATIVE PARCEL MAP NO. 35548 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman Road - 20 Gross Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R 2½) - **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41098**, 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 **CHANGE OF ZONE NO. 7433**, amending the zoning classification for the subject property from Rural Residential – 2½ Acre Minimum (R-R-2½) to Residential Agricultural – 2½ Acre Minimum (R-A-2½), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning ordinance by the Board of Supervisors; and,


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc
p.m.

(continued on attached page)

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7433 / TENTATIVE PARCEL MAP NO. 35548

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 35548**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.4: CHANGE OF ZONE NO. 7433, TENTATIVE PARCEL MAP NO. 35548** - Intent to Adopt a Mitigated Negative Declaration – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 1/2). (Quasi-judicial)
- II. **PROJECT DESCRIPTION**
The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001. (Continued from August. 18, 2010)
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jeff Horn Phone: 951-955-4641, or e-mail jhorn@rctlma.org.
- The following person(s) spoke in favour of the subject proposal:
None
- There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41098**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7433**, amending the zoning classification for the subject property from Rural Residential – 2 1/2 Acre Minimum (R-R-2 1/2) to Residential Agricultural – 2 1/2 Acre Minimum (R-A-2 1/2), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 35548**, 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 Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.: 4.4
Area Plan: REMAP
Zoning Area: Anza
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: August 18, 2010

Change of Zone No. 7433
Tentative Parcel Map No. 35548
Environmental Assessment No. 41098
Applicant: Jayalath Desilva
Engineer/Representative: Cozad & Fox Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7433 proposes to change the project site's existing zoning classification from Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) to Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).

Tentative Parcel Map No. 35548 proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres.

The project site is located in the community of Anza in the Riverside Extended Mountainous Area Plan, more specifically, southerly of Mitchell Road, westerly of Wagon Wheel Road and easterly of Bahrman Road.

ISSUES OF POTENTIAL CONCERN:

The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

h

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 20.00 gross acres for three (3) additional units, the potential impacts are less than significant.

According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres the Anza area. The 1990 Water Study and the Watermaster both concur that dwelling units are less impactful than agricultural uses.

Final Analysis: In light of the growing concern regarding water availability, based upon the data available, staff does not believe that the proposed project will impact water ground water availability. Additionally, prior to the issuance of grading permits, the project shall receive apply for a water supply permit, requiring: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated. (80.ENV H.1)

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the west |
| 3. Proposed Zoning (Ex. #2): | Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential - 2 1/2 Acre Minimum to the north, east, south and west |
| 5. Existing Land Use (Ex. #1): | Vacant Land |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land and Single Family Residences on large lots to the north, east, south and west |

7. Project Data:

Total Acreage: 20 Gross Acres
~~Total Proposed Lots: 4~~
Proposed Min. Lot Size: 2.5 Acres
Schedule: H

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41098**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7433**, amending the zoning classification for the subject property from Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35548**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (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 Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) proposed zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Riverside Extended Mountainous Area Plan.

2. The proposed use, residential parcels with a minimum of 2.5 Acres, are permitted in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the west.
4. The zoning for the subject site is Rural Residential – 2 ½ Acre Minimum (R-R-2 ½). The project proposes to change the zoning from Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed residential subdivision is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2) zone.
6. The project site is surrounded by properties which are zoned Rural Residential - 2 1/2 Acre Minimum to the north, east, south and west.
7. Single family residences have been constructed in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 41098 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Utilities/Services
 - d. Hazards and Hazardous Materials
 - e. Hydrology/Water Quality

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 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. A Fault Zone.
 - e. A Cell Criteria Area of the WRCMSHCP.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District.
 - b. Zone B of Lighting Ordinance No. 655.
 - c. Farmland of Local Importance.

- d. A High Fire Area.
- 4. The subject site is currently designated as Assessor's Parcel Number 573-210-001.
- 5. This project was filed with the Planning Department on April 25, 2007.
- 6. This project was reviewed by the Land Development Committee six times on June 21, 2007, January 10, 2008, July 24, 2008, April 9, 2009, June 11, 2009, and January 7, 2010.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$21,441.42.

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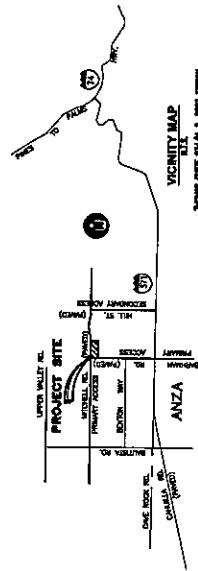
JH:jh

Date Prepared: 05/26/10

Date Revised: 6/08/09 by Jhorn

APN NO. 573-210-001

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3-PLANS CASE 13474-2, 2003 EDITION

91735 JHADV8

1. 1994 - 1995

Prepared Under The Supervision Of:

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Date: _____
 REGISTERED CIVIL ENGINEER NO. _____
 REGISTRATION EXPIRES 3/31/79

Approved by:

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Continental
OIL / LUBRICANTS / FINANCIAL
SERVICES / EQUIPMENT / LEASING
SALES / DISTRIBUTION / MAINTENANCE

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SECTION 16.172 N 3 E
CITY OF RIVERSIDE, CALIFORNIA
CHANGE OF ZONE
APN. 573-210-001

FOR JAY DE SILVA

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ATTENTION

C.L.W.	
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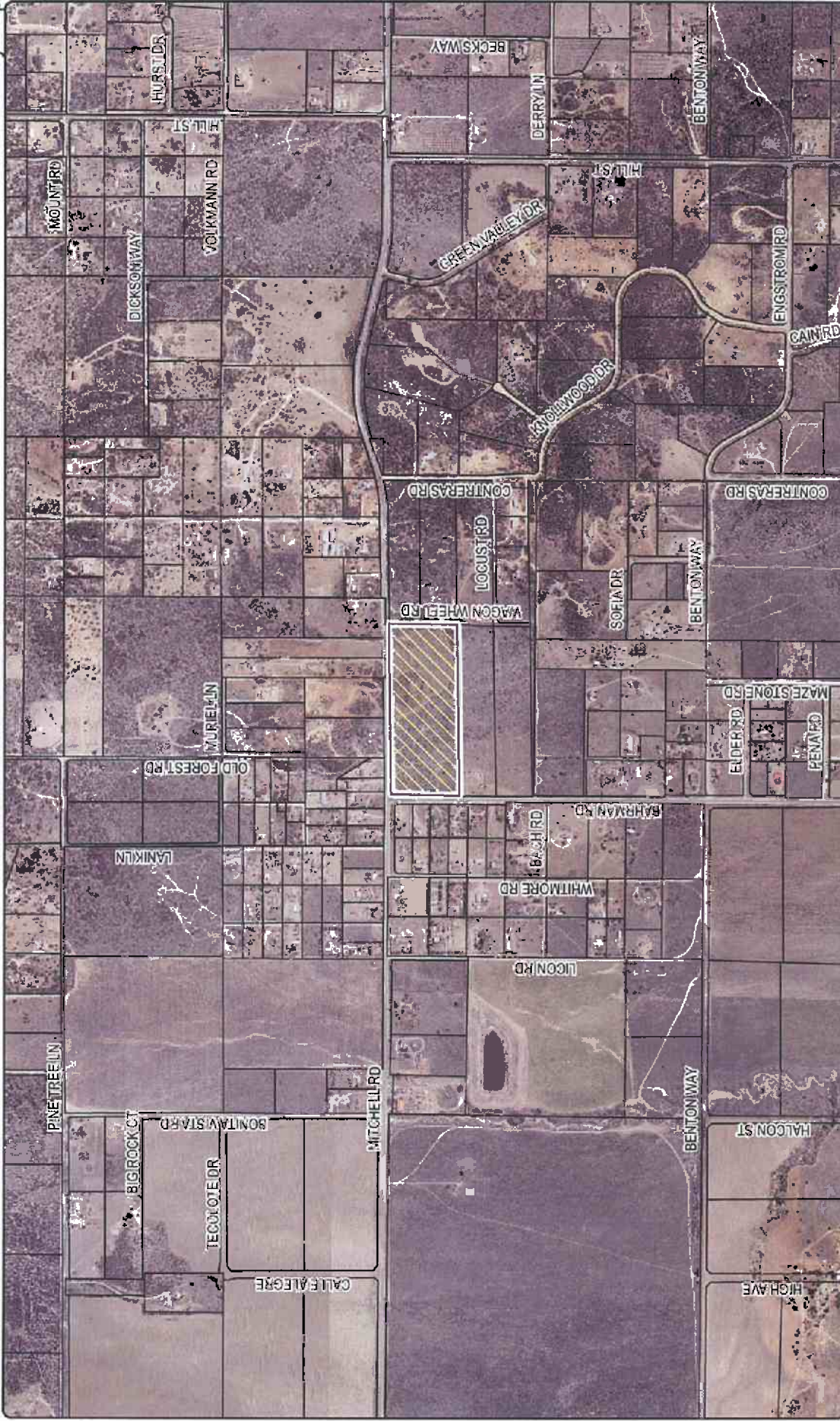
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 4/22/2010
Vicinity Map



Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

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.dpmr.ca.gov/index.htm>

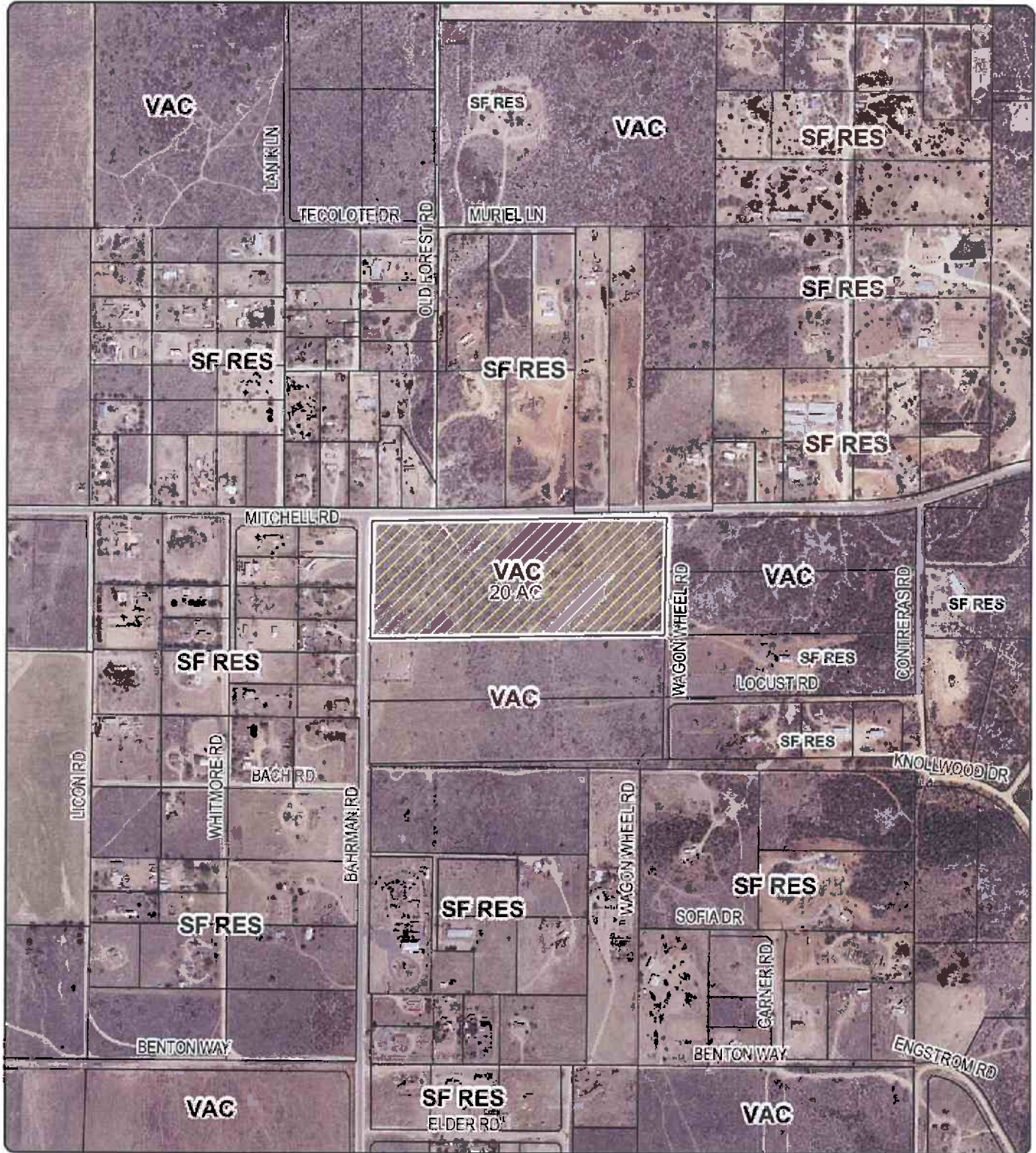
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

Supervisor Stone
District 3

LAND USE

Date Drawn: 4/22/2010
Exhibit 1



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16



Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009

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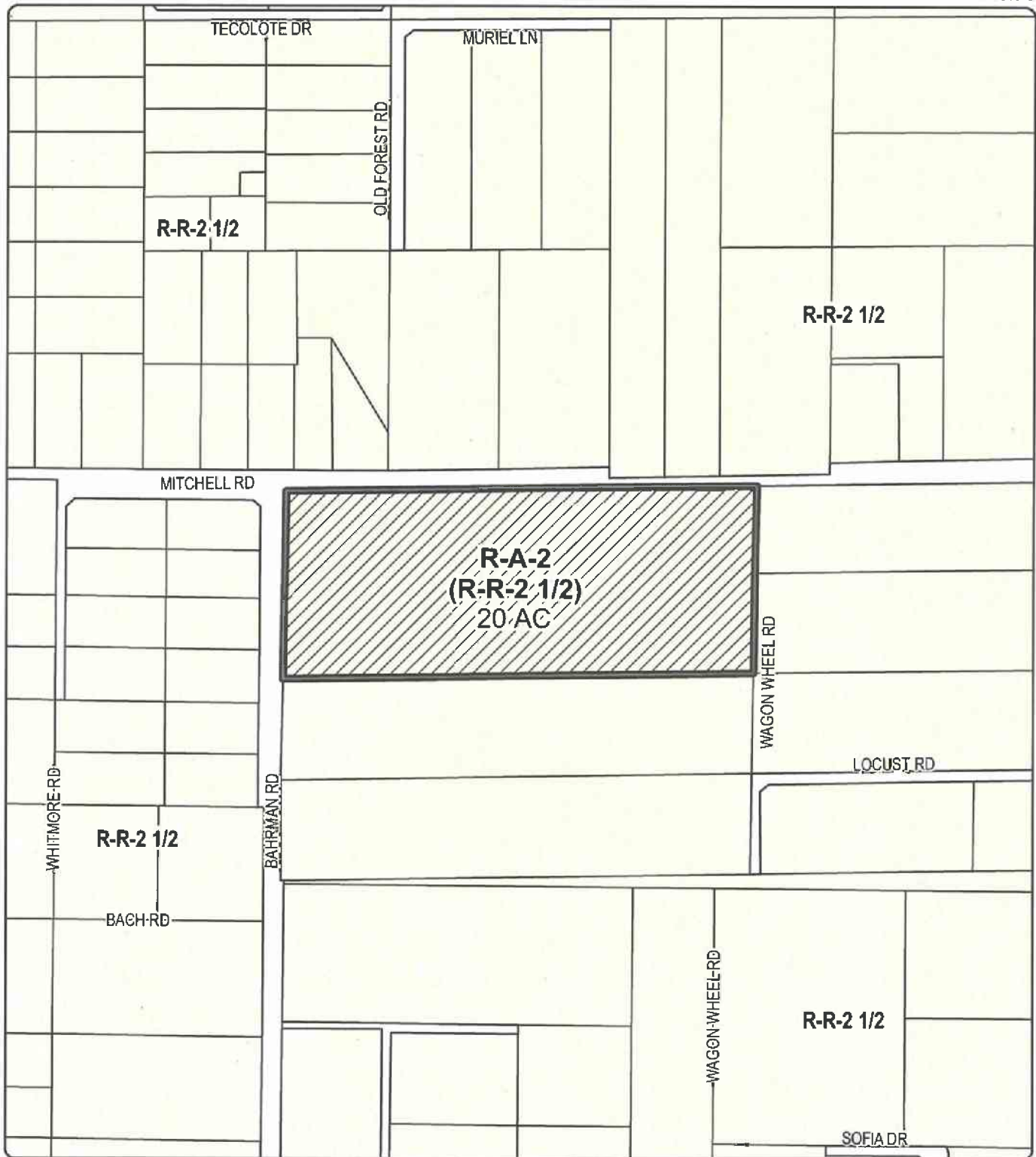
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 4/22/2010
Exhibit 3



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
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Edition 2009



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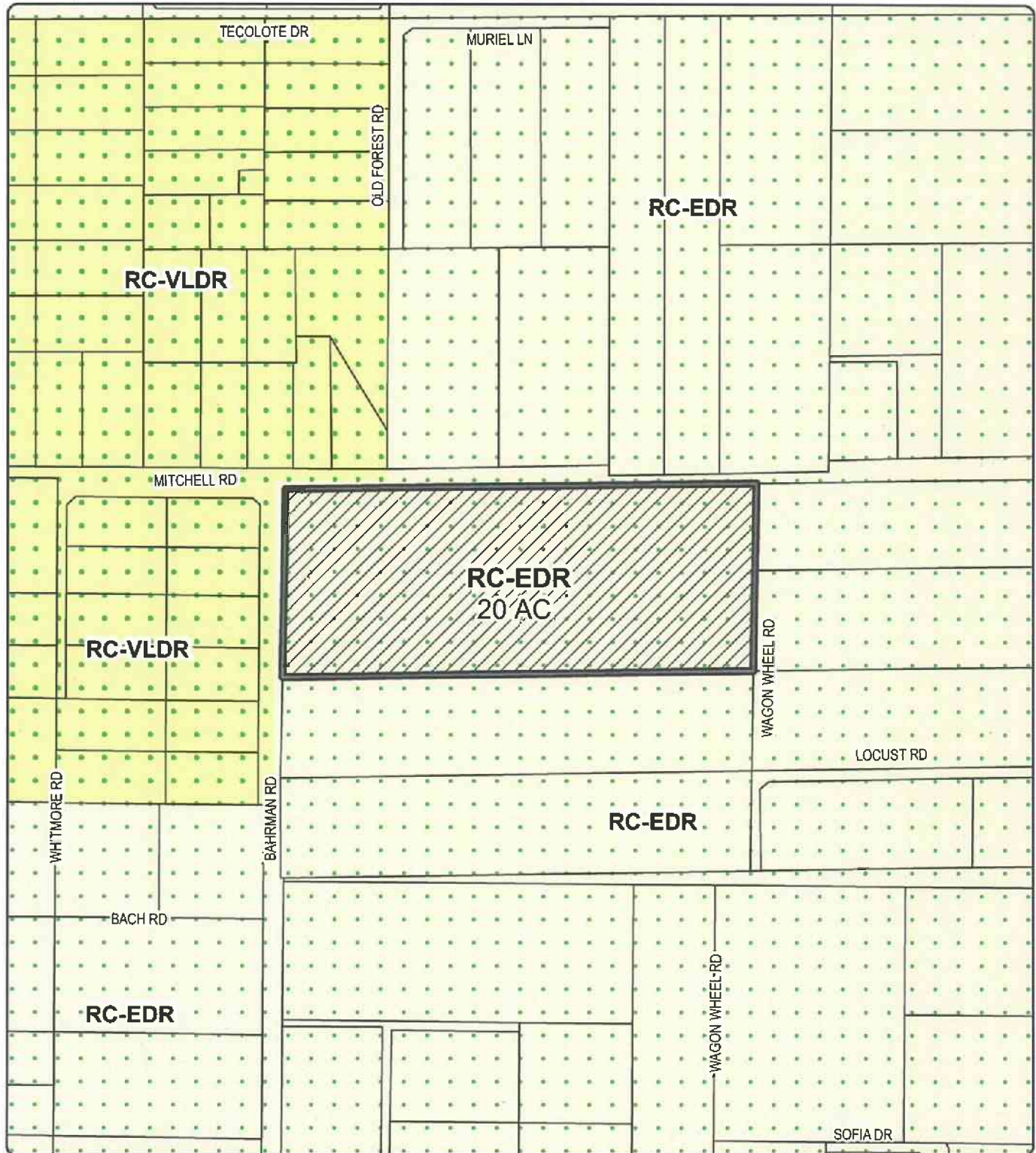
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 4/22/2010
Exhibit 5



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
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.riverside.ca.us/index.html>.



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41098
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35548, Change of Zone No. 7433
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: 955-4641
Applicant's Name: Jayalath Desilva
Applicant's Address: Cozad and Fox Inc.

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 35548 proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres.

Change of Zone No. 7433 proposes to change the zoning from Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) to Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area: 20 Gross Acres

Residential Acres: 20	Lots: 4	Units: N/A	Projected No. of Residents: 15
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 573-210-001

D. Street References: The project site is located southerly of Mitchell road, westerly of Wagon Wheel Road and easterly of Bahrman Road.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 16, Township 7 South, Range 3 East

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is lies at the southeast corner of Mitchell Road and Bahrman Avenue, and is surrounded by vacant land to the east and south, and single family residences on large lots to the north and west. The elevation of the project area is approximately 4,077 feet above mean sea level. The entire project area is heavily disturbed due to being repeatedly disked for weed abatement.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is located in the Riverside Extended Mountainous Area Plan (REMAP) of the RCIP. The General Plan Land Use Designation is Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).

2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** There is a broad natural low the traverses the western portion of the site to be preserved within the boundaries of this project. Additionally, the proposed project has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency and will implement required fire safety standards. The project site is not located in a fault zone.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Riverside Extended Mountainous Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)

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

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

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

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan to the north, east, south and west
2. **Foundation Component(s):** Rural Community to the north, east, south and west
3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the west
4. **Overlay(s) and Policy Area(s):** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential – 2 ½ Acre Minimum (R-R-2 ½)

J. Proposed Zoning, if any: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)

K. Adjacent and Surrounding Zoning: Rural Residential – 2 ½ Acre Minimum (R-R-2 ½)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <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 |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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 19, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is approximately 5 miles from Highway 74, which is a State Designated Scenic Highway. Development of the project will not have an impact on Scenic Highways.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project site is located approximately 17.97 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.23). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to Williamson Act contract or land within a Riverside County Agricultural Preserve?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
625 "Right-to-Farm")?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to Riverside County Land Information System (GIS database), the project is located on a parcel which is designated as Farmland of Local Importance. The project will convert Farmland of Local Importance to a non-agricultural use. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the 2003 Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and farmland of statewide importance remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime farmland designated for statewide importance. Therefore, the Board of Supervisors adopted the findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) According to RCLIS, the project site is not located within the boundaries of an agricultural preserve. Development of the project will not conflict with existing agricultural zoning, agricultural use or with land subject to Williamson Act contract or land within a Riverside County Agricultural Preserve. The project site is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), and will not create residential uses with 300 feet of property zoned for agricultural uses.

c) The proposed project is designated as Farmland of Local Importance. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

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b) Result in the loss of forest land or conversion of forest land to non-forest use?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project site and surrounding area are vegetated with chaparral, desert scrub, and grass lands. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

b) The project site and surrounding area are vegetated with chaparral, desert scrub, and grass lands. Therefore, the project would result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land 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: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project				
6. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (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.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

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

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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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)?

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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?

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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?

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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?

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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?

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

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Source: RCLIS, WRC-MSHCP and/or CV- MSHCP, On-site Inspection, PDB-05535

Findings of Fact:

a) The project site is not located within a cell criteria area of the WRCMSHCP. Development of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b-c) PDB-05535 – Habitat Assessment and Focused Trapping for Los Angeles Pocket Mouse was prepared by Chambers Group, Inc, in February, 2007, and confirmed the presence of Los Angeles Pocket Mouse (LAPM) within the project site. All suitable LAPM habitat outside the allowed graded

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pad and leach field areas must be shown in the conservation area to be held by the Regional Conservation Authority (COA 50.EPD.1 and COA 60.EPD.1).

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

e-f) PDB-05535 concluded that the project site does not support any river/riparian or wetland habitats. In addition, there are no vernal pools or jurisdictional waters present on the site. The site does not contain any of the hydrological features associated with a definable channel or wetland pursuant to Section 404 of the Clean Water Act or Section 1603 of the CDFG code. Therefore, no USACE or CDFG jurisdiction was identified on the site.

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

Mitigation: The land divider shall prepare a final map for recordation that includes all suitable LAPM habitat outside the allowed graded pad and leach field areas to be shown in the conservation area to be held by the Regional conservation Authority. The easement must be shown on the final recorded map and all grading plans associated with this parcel map. (COA 50.EPD.1 and COA 60.EPD.1).

Monitoring: The Environmental Programs Department and the Department of Building and Safety shall monitor the mitigation measures.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Inventory prepared by Chambers Group, Inc., August 2006

Findings of Fact:

a-b) A Cultural Resource Inventory dated August 2006, found no record of a historic site within the boundaries of the project site. The project has a very low potential to alter or destroy a historic site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>California Code of Regulations, Section 15064.5?</u>				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-4449R2

Findings of Fact:

a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (60.PLANNING.01)

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition. (COA 90.PLANNING.05)

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.7). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Archeological and Tribal monitoring is required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.Planning.1, 60.Planning.2, 90.Planning.5).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

Findings of Fact: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant. However, a standard condition of approval has been incorporated (COA 10.Planning.11) in which if fossil remains are encountered during site development that no further disturbances shall occur until the proper authorities are notified to allow for recovery of fossil remains. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS, Geologist Comments, GEO001970

Findings of Fact:

a-b) The project site is not located within an earthquake fault zone or within ½ mile of an earthquake fault. County Geologic Report (GEO) No. 1970, prepared by EnGEN Corporation was submitted and reviewed by the County Geologist. The report concluded that the active Anza segment of the San Jacinto Fault zone is located about 1.2 miles northeast of the site, and that no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Additionally, the potential for surface fault rupture on the site is considered low.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologist Comments, County Geologic Report No. 1970 prepared by EnGen Corporation

Findings of Fact: According to RCLIS, the project site lies within an area with moderate liquefaction potential. County Geologic Report (GEO) No. 1970, prepared by EnGEN Corporation was submitted and reviewed by the County Geologist. The consultant's evaluation of liquefaction potential at the site indicates that it is very low due to the depth to groundwater and the dense nature of the subsurface soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. 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), Geologist Comments, County Geologic Report No. 1970 prepared by EnGen Corporation

Findings of Fact: According to Figure S-4, the project site lies with an area designated as low to locally moderate susceptibility to seismically induced landslides and rockfalls, and within an area of very high General Ground Shaking Risk. County Geologic Report No. 1970 prepared by EnGen Corporation was submitted and reviewed by the County Geologist. The report concluded that the estimated maximum peak horizontal ground acceleration from the maximum credible earthquake (7.2M) on the San Jacinto Fault zone, Anza segment, is estimated to be 1.0g at this site. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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permits (COA 10.Planning.1). 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"

Findings of Fact: According to Figure S-4, the project site lies with an area designated as low to locally moderate susceptibility to seismically induced landslides and rockfalls. According to Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", the project site contains less than 15% slope. It is not likely that the project site is 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. 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 (COA 10.Planning.1). 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Resolution No. 94-125

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located near any large bodies of water. There are no known active volcanoes in Southern California; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, M3503-P

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

b) The majority of the on-site soils consist of silty sand and poorly-graded sand which generally possesses a low to very low expansion potential, nevertheless 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 residential development they are not considered mitigation for CEQA implementation purposes.

c) The project will be service by Onsite Wastewater Treatment Systems (domestic Sewage Disposal) from the individual lots. A percolation test performed onsite showed soils capable of supporting use of septic tanks or alternative waste water disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
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: U.S.D.A. Soil Conservation Service Soil Surveys

a) Implementation of the proposed project will involve additional grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

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

Findings of Fact: According to General Plan Figure S-8, the project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of hardscape and landscaping. The project will be required to control any dust created during grading activities (Condition of Approval 10.BS Grade.5). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.

b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) The project will provide adequate access to the proposed residential use and will not encroach onto public 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 is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. 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 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to RCLIS (GIS database), the project site is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.

b) According to RCLIS (GIS database), the project site is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to RCLIS (GIS database), the project site is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.

d) According to RCLIS (GIS database), the project site is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to RCLIS (GIS database), the project site is located in a high fire area, and in an area of High Wildfire Susceptibility. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following notes: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout (COA 50.Fire.3), all buildings shall be constructed with class B material as per the California Building Code (COA 50.Fire.2), access will not have an up or downgrade of more than 15% (COA.Fire.5) and requirement for private well and water storage tank (COA 50.Fire.8). These requirements will be verified prior to the issuance of a grading permit (COA 60.Fire.1), prior to building permit (COA 80.Fire.1) and prior to final inspection (COA 90.Fire.1). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation: 1) The ECS map must be stamped by the Riverside County Surveyor with the following notes: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout. An approved turn-around shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50 feet of the building (COA 50.Fire.3), all buildings shall be constructed with class B material as per the California Building Code (COA 50.Fire.2), access will not have an up or downgrade of more than 15% (COA.Fire.5) and requirement for private well and water storage tank (COA 50.Fire.8).

2) The Fire Department shall review and approve building setbacks, water and access for new single-family dwellings that are in a hazardous fire area (Condition of Approval 60.Fire.1), prior to building permit (COA 80.Fire.1) and prior to final inspection (COA 90.Fire.1).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will be conducted by the Riverside County Fire Department and through the Department of Building and Safety through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

☐ ☒ ☐ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a) The site is impacted by two watercourses with large drainage areas. The western half of the property is impacted by the proposed Anza Creek Channel. The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit. The eastern half of the site is impacted by the large watershed, but there is adequate area outside the floodplain for proposed building sites. The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill. The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed." (COA 50.FLOOD.6) and (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50.FLOOD.12) The prohibition of structures within the watercourse will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the projects impacts are less than significant with incorporated mitigation.

b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

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

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, two natural watercourses traverse the project site. The parcel layout and building pad sites have been designed to avoid the watercourses. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. An ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 10.Flood RI.2) and (COA 50.Flood RI.6).

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, two natural watercourses traverse the site. The project design will avoid these watercourses. In addition, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 10.Flood RI.2) and (COA 50.Flood RI.6).

g) Construction of this project is not anticipated to otherwise substantially degrade water quality.

h) The site is located within the limits of Flood Control District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation of this map and the issuance of permits (COA Flood RI.10).

Mitigation:

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.FLOOD.6) and (COA 50.FLOOD.12).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The developer shall dedicate the necessary right of way to the public prior to recordation of this map and the issuance of permits (COA 50.Flood RI.10).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

26. Floodplains

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

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

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

Findings of Fact:

a) The site is impacted by two watercourses with large drainage areas. The western half of the property is impacted by the proposed Anza Creek Channel. The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit. The eastern half of the site is impacted by the large watershed, but there is adequate area outside the floodplain for proposed building sites. The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill. The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed." (COA 50.FLOOD.6) and (COA 50.FLOOD.12). The prohibition of structures within the watercourse will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the projects impacts are less than significant with incorporated mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (two-acre minimum) and the amount of additional impervious surfaces, offsite flows would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

c) The proposed project would 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. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows COA 10.Flood RI.2) and (COA 50.Flood RI.6). Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation:

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.FLOOD.6) and (COA 50.FLOOD.12).

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.Flood RI.6).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

LAND USE/PLANNING Would the project

27. 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, RCLIS, Project Application Materials

Findings of Fact:

a) The project is proposing residential uses which are in compliance with the future anticipated growth within the Riverside Extended Mountainous Area Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently zoned Rural Residential – 2 ½ Acre Minimum (R-R-2 ½). The project proposes to change the existing zoning classification of the site to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). The proposed project will be in compliance with the standards for the proposed R-A-2 ½ zoning.

b) The project site is surrounded by land which is zoned Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to the north, east, south and west. The proposed project is compatible with the existing and surrounding zoning.

c) The project is surrounded by single-family residences on large lots and vacant land. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). Development of this project will be consistent with the land use designation and policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

a) The project site is in an area where mineral resources have not been studied. However, there is no historical use of the site or surrounding area for mineral extraction purposes. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

33. Other Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since a portion of the project site is within one-quarter mile of an occupied residence, 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. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings (Condition of Approval 10.PLANNING.27). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

34. Noise Effects on or by the Project

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of 2 ½ acre minimum residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

☐ ☐ ☐ ☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐ ☐ ☐ ☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☒ ☐

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

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

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

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project proposes the addition of four (4) residential parcels, which equates to an increase of twelve (12) additional persons. This population increase will not exceed official regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

36. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (COA10.Planning.23), the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (COA 10.Planning.23), the proposed project will not have a significant impact on sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

38. Schools ☐ ☐ ☒ ☐

Source: RCLIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Hemet Unified School District. The project will comply with State laws regarding any school fees (COA 80.Planning.9). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (COA 10.Planning.23), the project will not have a significant impact on library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The use of the proposed 20-acre parcel would cause an incremental 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 an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a) The proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately twelve (12) persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Riverside Extended Mountainous Plan. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.9). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

☐ ☐ ☒ ☐

Source: RCIP – Riverside Extended Mountainous Area Plan “Trails and Bikeway System” Figure 7, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no recreational trails proposed for this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

☐ ☐ ☒ ☐

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The tentative map proposes an additional access point located on the southerly side of Mitchell Road, a Major Highway within the circulation element, at a distance of 600 feet from the nearest intersection. Therefore, the map will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) The proposed project will increase vehicular traffic. Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow three (3) additional residential lots, contributing an additional 30 trips per day generated from the project site. The project's only access point is along Mitchell Road, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" two lane Major Highway as having 27,300 average daily trips (ADT). As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.

g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

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

Findings of Fact:

According to REMAP Trails and Bikeway System Figure 7, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will served by wells, and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 20.00 gross acres for three (3) additional units, the potential impacts are less than significant.

According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres the Anza area. The 1990 Water Study and the Watermaster both concur that dwelling units are less impactful than agricultural uses.

Prior to the issuance of grading permits, the project shall receive apply for a water supply permit, requiring: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated. (80.ENV H.1)

Mitigation: Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. (80.ENV H.1)

Monitoring: Monitoring shall occur through the Environmental Health Department and Building and Safety Plan Check Process.

46. Sewer

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

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

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

Findings of Fact:

a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

47. Solid Waste

c. 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"/>
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d. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence dated June 12, 2007

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department, and 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, the project's applicant should implement the following measures as feasible:

1. Recycle the project's construction and demolition (C & D) waste through a C & D recycling facility.
2. Use mulch and/or compost in the development of landscaping areas and recycle green waste.
3. Consider xeriscaping and the use of drought tolerant/low maintenance vegetation in landscaped areas.
4. Dispose of hazardous waste in accordance with local, state and federal regulations.

The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. 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"/>

Source: RCIP

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

a-c) The project proposes the addition of four residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Anza Electric Cooperative, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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☐
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☐

Source: RCIP

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially 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.

51. 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 past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

PDB-05535 "Habitat Assessment and Focused Trapping for Los Angeles Pocket Mouse, prepared by Chambers Group, Inc, dated February, 2007.

PD-A-4449R2 "Cultural Resources Inventory of 20 Acres," prepared by the Chambers Group, dated August 2006.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO00970 "Geotechnical/Geological Engineering Study, DeSilva Residential Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", prepared by EnGen Corporation, dated November 12, 2007.

M3503-P "Soils Percolation Feasibility Study" prepared by EnGen Corporation, dated July 31, 2006.

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35548 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35548, Amended No. 5, dated 11/25/2009.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is s Schedule H subdivision of 20 acres into four (4) residential lots with a minimum lot size of two and one half acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

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.

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-G2.6 SLOPE 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.

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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 MAP PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Onsite Wastewater Treatment Systems (domestic Sewage Disposal) from the individual lots of the subdivision as per the Soils Percolation Feasibility Study (M3503-P) submitted by EnGen Corporation dated July 31, 2006.

Study M3503-P performed for Tentative Tract Map 34523 dated Oct. 30, 2006, proposed the creation of 8 parcels. Tentative Parcel Map 35548 dated May/30/2007, (same APN) proposes 4 lots. Due to this reconfiguration some of the proposed OWTS locations were relocated from their placement in the original proposal. For that reason additional soil testing may be required.

This Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future , regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

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10. GENERAL CONDITIONS

10.E HEALTH. 2

OWTS/ATU-MAINTAIN ALL SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or, State and Local Regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas" and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 35548 is a proposal to subdivide approximately 20.0-acres into 4 residential lots in Anza area. The site is located north of Locust Road, south of Mitchell Road, west of Wagon Wheel Road, and east of Bahraman Road.

The site is impacted by two watercourses each having a large drainage area.

The western half of the property is impacted by the District's proposed Anza Creek Channel of Anza Master Drainage Plan (MDP). The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit.

The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

The Flood Plain area and the right of way dedication are correctly delineated on the Amended exhibit as per the Exhibit "FL". The Flood Plain limits shall be shown on the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Environmental Constraint Sheet which shall accompany the final map.

The site is located within the bounds of the Anza Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,198 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2

MAP DELINEATE FLOOD HAZ. AREA

RECOMMND

The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The Flood Hazard Area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed."

10.FLOOD RI. 3

MAP DEDICATION OF R/W

RECOMMND

The site is located within the limits of the District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation and the issuance of permits. The final map shall show this area dedicated to the public for drainage purposes. Pursuant to the "Rules and Regulations for the Administration of Area Drainage Plans", the developer may be entitled to receive ADP Fee Credit for the dedication.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01970

RECOMMND

County Geologic Report (GEO) No. 1970, submitted for this project (PM35548), was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, DeSilva Residential Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", dated November 12, 2007. In addition the following report was submitted for this project:

"Response to Review Comments, Dated January 31, 2008, County Geologic Report No. 1970, DeSilva Residential - Assessor's Parcel Number: 573-210-001, Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", dated March 4, 2008.

This document is herein incorporated as a part of GEO No. 1970.

GEO No. 1970 concluded:

1.The consultant concluded that the active Anza segment of the San Jacinto Fault Zone is located about 1.2 miles northeast of the site.

2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.

3.The potential for surface fault rupture on the site is considered low.

4.The estimated maximum peak horizontal ground acceleration from the maximum credible earthquake (7.2M) on the San Jacinto Fault Zone, Anza segment is estimated to be 1.0g at this site.

5.The consultant's evaluation of liquefaction potential at the site indicates that it is very low due to the depth to groundwater and the dense nature of the subsurface soils.

GEO No. 1970 recommended:

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01970 (cont.)

RECOMMND

GEO No. 1970 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1970 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. 6 MAP - PALEO INCIDENTAL FIND

RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - PALEO INCIDENTAL FIND (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

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

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be 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

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10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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

10.PLANNING. 9 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit

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10. GENERAL CONDITIONS

10.PLANNING. 9

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

holder/landowner shall:

1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

10.PLANNING. 10

MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 11

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - LOW PALEO (cont.)

RECOMMND

project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum

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10.PLANNING. 11 MAP - LOW PALEO (cont.) (cont.) RECOMMND

repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 12 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 13 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. 18 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2 Acre) zone.

10.PLANNING. 19 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 21 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 22 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. 23 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

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 24 STKP- OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 25 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.

10.PLANNING. 26 MAP - EXISTING SECOND UNITS

RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

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

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

dwelling unit for any purpose.

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

10.PLANNING. 27 MAP - CONSTRCTION RELATD NOISE RECOMMND

1. Whenever a construction site is within one-quarter (1/4) 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 building official.

2. All construction vehicles and equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3. During construction best efforts should be made to locate stockpiling and/or vehicle staging areas as far as feasible from existing residential dwellings. .|ECOMMND| feasible from existing residential dwellings.

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.)

RECOMMND

are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2

RECOMMND

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

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

RECOMMND

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

10.TRANS. 5 MAP - COUNTY WEB SITE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

EPD- LAPM HABITAT EASEMENT

RECOMMND

ALL SUITABLE LAPM HABITAT OUTSIDE THE ALLOWED GRADED PAD & LEACH FIELD AREAS MUST BE SHOWN IN THE CONSERVATION AREA TO BE HELD BY THE REGIONAL CONSERVATION AUTHORITY. THE EASEMENT MUST BE SHOWN ON THE FINAL RECORDED MAP & ALL GRADING PLANS ASSOCIATED WITH THIS MAP.

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Very High Hazard zone in the SRA" of Riverside County Any building constructed on lots created by this land division shall comply with the special construction provisions.

50.FIRE. 2

MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

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

50.FIRE. 3

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor

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50. PRIOR TO MAP RECORDATION

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

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

50.FIRE. 5 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

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

50.FIRE. 8 MAP-#8-ECS-WATER TANK/WELL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS RECOMMND

The Flood Plain area as per the Exhibit "FL" prepared by the Flood Control shall be shown on the environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS (cont.) RECOMMND

of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP ANZA ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the

Anza Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 10 MAP DEDICATION OF R/W RECOMMND

The site is located within the limits of the District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation and the issuance of permits. The final map shall show this area dedicated to the public for drainage purposes. Pursuant to the "Rules and Regulations for the Administration of Area Drainage Plans", the developer may be entitled to receive ADP Fee Credit for the dedication.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DELINEATE FLOOD HAZ. AREA RECOMMND

The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.
The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed,"

50.FLOOD RI. 13 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

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50. PRIOR TO MAP RECORDATION

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

R-A-2 1/2 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.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7433 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 FEES (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 No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 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. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND

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 WELL WATER STATMNT RECOMMND

An ECS map must be stamped by the Riverside County Surveyor with the following note: "The property is located in an area of undetermined ground water availability. Prior to the issuance of building permits, a well water supply permit shall be approved by the Environmental Health Department for each parcel created within this final map."

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Mitchell Road shall be dedicated for public use to provide for a 59 foot half width right-of-way.

Sufficient right-of-way along Bahrman Road shall be dedicated for public use to provide for a 50 foot half width right-of-way.

Sufficient right-of-way along Wagon Wheel Trail shall be dedicated for public use to provide for a 30 foot half width right-of-way.

50.TRANS. 4 MAP - AGGREGATE/32' GRADED RECOMMND

"A" Street shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 56 foot full width dedicated right-of-way as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Bahrman Road, Mitchell Road and Wagon Wheel Trail and so noted on the final map.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

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

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

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

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install three street name signs at the intersection of Mitchell Road and Bahrman Road, Mitchell Road and "A" Street, and Mitchell Road and Wagon Wheel Road in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 14 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP- CORNER CUT-BACK I

RECOMMND

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

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

EPD DEPARTMENT

60.EPD. 1

EPD- LAPM HABITAT EASEMENT

RECOMMND

ALL SUITABLE LAPM HABITAT OUTSIDE THE ALLOWED GRADED PAD & LEACH FIELD AREAS MUST BE SHOWN AS A CONSERVATION EASEMENT TO BE HELD BY THE REGIONAL CONSERVATION AUTHORITY ON ANY GRADING PLAN UNDER PM35548.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - SRA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ANZA ADP FEES

RECOMMND

PM 35548 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information provided in PD-A-4449R2 and information submitted by the Cahuilla Band of Indians, archaeological monitoring of any grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

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

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

60.PLANNING. 2

GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of information submitted by the Cahuilla Band of Indians in their letter dated April 17, 2009, tribal monitoring of any grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Cahuilla Band of Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

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

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

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

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

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

60.PLANNING. 4

MAP - BUILDING PAD GRADING

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 19 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. 20 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. 22 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7433 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

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

The requirements for a water supply permit are as follows:

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

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

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

4) Satisfactory information concerning how the system will be owned and operated.

80.E HEALTH. 3 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35548 based on EnGen Corp. Soils Percolation Report Project#M3503-P dated 7-31-06.

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 DEH SITE EVALUATION REQUIRED

RECOMMND

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

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

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

FIRE DEPARTMENT

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

RECOMMND

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

80.FIRE. 2 MAP - SRA REVIEW & APPROVAL

RECOMMND

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

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

08/03/10
13:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ANZA ADP FEES

RECOMMND

PM 35548 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 11 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

08/03/10
13:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 5

GEN - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 9

MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

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

DATE: May 30, 2007

TO:

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

Valley-Wide Recreation & Parks Dist.
CSA 152 c/o EDA
Supervisor Stone
Commissioner Petty
Hemet Unified School Dist.
Anza Electric Cooperative. Inc
Regional WQCB-Santa Ana
Pechanga Indian Tribe
Ramona Indian Tribe
Cahuilla Indian Tribe
Anza Valley Municipal Advisory Council

TENTATIVE PARCEL MAP NO. 35548 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** Schedule H subdivision of 20.00 acres into 4 residential lots with a minimum lot size 2 acres - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on June 21, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at sesteyba@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: December 17, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

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

TENTATIVE PARCEL MAP NO. 35548 AMENDED NO. 1 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** Schedule H subdivision of 20.00 acres into 4 residential lots with a minimum lot size 2 acres - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 10, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 1, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology

CHANGE OF ZONE NO. 7433, AMENDED NO. 1 AND TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 2 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Change of Zone is a proposal to amend the project site's existing zoning classification from Rural Residential 2 ½ AC. Minimum to Residential Agriculture 2 ½ AC. Minimum. The Tentative Parcel Map is a Schedule H subdivision of 20 acres into four (4) residential lots with a minimum lot size 2.5 acres and one (1) remainder parcel - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433.

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 24, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Justin Equina**, Project Planner, (951)955-9652, or e-mail at jequina@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 13, 2009

TO

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

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

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

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 3 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres and one (1) 4.79 gross acre remainder parcel. - APN: 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 9, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, Project Planner (951) 955-4641**, or e-mail at **jhorn@rctlma.org** / MAILSTOP #: 1070

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

FILE COPY

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

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 15, 2009

TO

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

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 4 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 1/2) - **REQUEST:** The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres and one (1) 4.79 gross acre remainder parcel - APN(s): 573-210-001 - Related Cases: TR34523 (WITHDRAWN)- Concurrent Cases: CZ07433

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **June 11, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, Project Planner @ (951) 955-4641**, or e-mail at **JHORN@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
6th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 25, 2009

TO

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

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 5 – EA41098 – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001 - Related Cases: TR34523 (WITHDRAWN)- Concurrent Cases: CZ07433

PLEASE NOTE CHANGE: THE REMAINDER PARCEL HAS BEEN REMOVED AND IS INCORPORATED WITHIN PROPOSED PARCEL 1.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 7, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner (951) 955-4641, or e-mail at jhorn@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 12, 2007

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

RE: Tentative Parcel Map No. 35548

Proposal: Divide 20 acres into four (4) residential lots with a minimum lot size of 2 acres

APN: 573-210-001

Dear Ms. Esteybar:

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

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

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

Sincerely,

Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#55236



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

ORDINANCE 460 – PARKLANDS

PARCEL MAP 35548

This property is not within our district boundaries.

Developer should be required to pay park fees to an appropriate agency providing park and recreation services.

A handwritten signature in black ink, appearing to read 'Sam', is written over a horizontal line.

Samuel W. Goepf, General Manager
Valley-Wide Recreation and Park District

June 1, 2007

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
120139_4

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 18, 2008

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Justin Equina

Ladies and Gentlemen:

Re: Change of Zone 07433
Area: Anza

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 Tina Hanson of this office at 951.955.2511.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mekbib Degaga", is written over a horizontal line.

MEKBIB DEGAGA
Senior Civil Engineer

c: PM 35548

TH:blj

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

C000 4000

- | | | |
|--|---|---|
| <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: PM35548 DATE SUBMITTED: 4/25/07

APPLICATION INFORMATION

Applicant's Name: Jayalath DeSilva E-Mail: _____

Mailing Address: 945 Chapea Rd.

Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

Engineer/Representative's Name: Cozad & Fox, Inc. E-Mail: carrie@kbcozad.com

Mailing Address: 151 S. Girard St.

Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

Property Owner's Name: DeSilva Family Trust E-Mail: _____

Mailing Address: 945 Chapea Rd.

Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jayalath De Silva

PRINTED NAME OF APPLICANT

Jayalath de Silva

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.

Jayalath De Silva, Trustee, De Silva Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

Jayalath de Silva

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-210-001

Section: 16 Township: 7S Range: 3E

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Locust Rd., South of Mitchell Rd., East of Bahrman Rd., West of Wagon Wheel Rd.

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005, Pg. 904, H-2, H-3

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):

To subdivide 20.00 acres into 4 single-family residential lots, 2.5-acre minimum gross lot size, with 1 remainder parcel and a dedication for the future Anza Drainage Channel.

Related cases filed in conjunction with this request:

CZ 07433 (To be withdrawn), TR 34523 (To be withdrawn)

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

If yes, provide Case No(s). TR 34523, CFG 04494 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41098 E.I.R. No. (if applicable): _____

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

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

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) wells provided

Is sewer service available at the site? Yes ☐ No ☒

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

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: 5100

Estimated amount of fill = cubic yards 5100

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

Import _____ Export _____ Neither X

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) 28,000 sq. ft.

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

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

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

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

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

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

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

Check answer:

☐ Santa Ana River

☒ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) Jayalath de Silva

Date 4/16/07

Owner/Representative (2) A. Accorin

Date 4/16/07

JV234523

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CC004000

☒ **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 a Planning Area within a Specific Plan.
☐ **Type 2:** Used to 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: C207433 DATE SUBMITTED: 10/10/06

APPLICATION INFORMATION

Applicant's Name: Jayalath DeSilva E-Mail: _____

Mailing Address: 945 Chapea Road
Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

Engineer/Representative's Name: Cozad & Fox, Inc. E-Mail: carrie@kbcozad.com

Mailing Address: 151 S. Girard Street
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

Property Owner's Name: DeSilva Family Trust E-Mail: _____

Mailing Address: 945 Chapea Road
Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

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.

EA41098 CFG04494

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.

Jayalath DeSilva

PRINTED NAME OF APPLICANT

Jayalath DeSilva
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.

Jayalath DeSilva, DeSilva Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

Jayalath DeSilva
SIGNATURE OF PROPERTY OWNER(S)

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-210-001

Section: 16 Township: 7 S Range: 3 E

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Locust Road, South of Mitchell Road, East of Bahrman Road, West of Wagon Wheel Road

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005, Pg. 904, H-2, H-3

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):

To change a 20.0 acre site from R-R-2 1/2 to R-A-2 in order to build a single-family residential subdivision with 2-acre minimum lots.

Related cases filed in conjunction with this request:

TT34523

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. 7433 AND TENTATIVE PARCEL MAP NO. 35548 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 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 10/28/2010.

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

APN (s) or case numbers Pm 35548 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

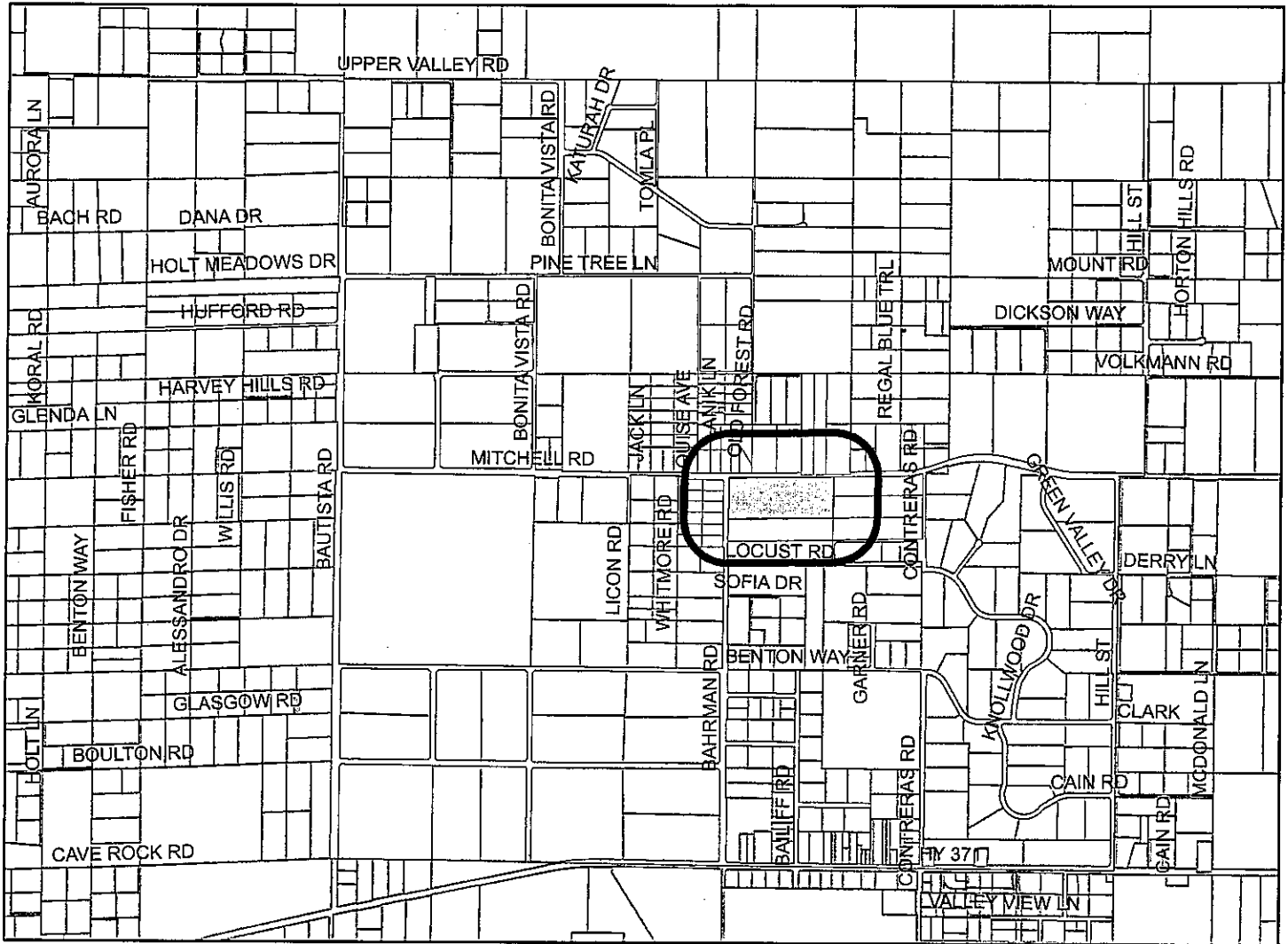
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

exp: 4.28.11
Vanessa C

600 feet buffer



Selected Parcels

573-100-042	573-100-038	573-130-006	573-100-044	573-100-040	573-210-020	573-100-041	573-190-044	573-190-038	573-190-028
573-200-017	573-200-017	573-190-039	573-130-012	573-190-012	573-130-022	573-130-011	573-190-031	573-210-001	573-130-003
573-130-002	573-130-021	573-210-006	573-190-030	573-190-013	573-130-013	573-190-040	573-100-045	573-190-029	573-190-043
573-100-039	573-130-010	573-210-005	573-210-004	573-100-037	573-100-043	573-210-002	573-210-003	573-100-020	573-190-037
573-190-041	573-100-026	573-190-042							



2,700 1,350 0 2,700 Feet

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: 573100042, ASMT: 573100042
BRIAN SMITH
P O BOX 390429
ANZA CA 92539

APN: 573190038, ASMT: 573190038
DAVID PAUL CLEGG, ETAL
38075 BAHRMAN RD
ANZA CA. 92539

APN: 573100038, ASMT: 573100038
CHERYL MROCH
P O BOX 390934
ANZA CA 92539

APN: 573190028, ASMT: 573190028
DENNIS G MARKOWSKI
37104 EDMONT DR
MURRIETA CA 92563

APN: 573130006, ASMT: 573130006
CHRISTOPHER MARTINEZ, ETAL
P O BOX 390468
ANZA CA 92539

APN: 573200017, ASMT: 573200017
EDWARD E WALL
P O BOX 391202
ANZA CA 92539

APN: 573100040, ASMT: 573100040
COMORRE FAMILY JULY 1997 REVOCABLE TR
C/O MICHAEL P COMORRE
59382 HOP PATCH SPGS RD
MOUNTAIN CENTER CA 92561

APN: 573190039, ASMT: 573190039
EUGENE OWEN HUMPHRIES, ETAL
P O BOX 391302
ANZA CA 92539

APN: 573210020, ASMT: 573210020
CURT W JURE
C/O GOLDEN STATE MORTGAGE
25060 HANCOCK B103 NO 161
MURRIETA CA 92562

APN: 573130012, ASMT: 573130012
GERHARD H NEUBAUER, ETAL
56300 MITCHELL RD
ANZA CA. 92539

APN: 573100041, ASMT: 573100041
DAMEON R RIGGS, ETAL
55880 MITCHELL RD
ANZA CA. 92539

APN: 573190012, ASMT: 573190012
IRONTREE MANAGEMENT CO INC
P O BOX 391607
ANZA CA 92539

APN: 573190044, ASMT: 573190044
DANIEL BAILEY
38040 WHITMORE RD
ANZA CA. 92539

APN: 573130022, ASMT: 573130022
JACK L CARR, ETAL
P O BOX 390581
ANZA CA 92539



APN: 573130011, ASMT: 573130011
JAMES F HARPER, ETAL
1230 E WINDSOR RD NO 205
GLENDALE CA 91205

APN: 573190013, ASMT: 573190013
MACHADO LAND INV CORP
P O BOX 391607
ANZA CA 92539

APN: 573190031, ASMT: 573190031
JAMES R CLABAUGH, ETAL
P O BOX 390881
ANZA CA 92539

APN: 573130013, ASMT: 573130013
MARGARET N KOHLER
C/O BOB EVANS
640 N RENN AVE
CLOVIS CA 93611

APN: 573210001, ASMT: 573210001
JAYALATH DESILVA, ETAL
945 CHAPEA RD
PASADENA CA 91107

APN: 573190040, ASMT: 573190040
MARK A WAYLAND, ETAL
P O BOX 390340
ANZA CA 92539

APN: 573130003, ASMT: 573130003
JOSE MANUEL S CASTRO, ETAL
3216 W 110TH ST
INGLEWOOD CA 90303

APN: 573100045, ASMT: 573100045
MICHAEL L BROWN
56040 MITCHELL RD
ANZA CA. 92539

APN: 573130021, ASMT: 573130021
KENNETH R LEWIS, ETAL
833 TOWNE ST
COSTA MESA CA 92627

APN: 573190029, ASMT: 573190029
MIKE MACHADO
P O BOX 391607
ANZA CA 92539

APN: 573210006, ASMT: 573210006
KENNETH V VOLLAN, ETAL
18054 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

APN: 573190043, ASMT: 573190043
MORSE MCDONALD
P O BOX 394
FALLBROOK CA 92028

APN: 573190030, ASMT: 573190030
LONNY KANOUSE, ETAL
58579 RED SHANK RD
ANZA CA 92539

APN: 573100039, ASMT: 573100039
NANNETTE MARIE HOLZER, ETAL
55935 ATLANTIC AVE
ANZA CA. 92539



APN: 573130010, ASMT: 573130010
PATTY DANH
2530 N GARDENA ST
SAN BERNARDINO CA 92407

APN: 573190041, ASMT: 573190041
VALERIE J BURGESS
38010 WHITMORE RD
ANZA CA. 92539

APN: 573210004, ASMT: 573210004
RAFAEL R SALDANA, ETAL
19615 GLENWOOD AVE
RIVERSIDE CA 92508

APN: 573100026, ASMT: 573100026
VICENTE RAMIREZ, ETAL
P O BOX 390771
ANZA CA 92539

APN: 573100037, ASMT: 573100037
RALPH E HATCHER, ETAL
P O BOX 390590
ANZA CA 92539

APN: 573190042, ASMT: 573190042
WINIFRED ANN BRIGGS
P O BOX 390701
ANZA CA 92539

APN: 573100043, ASMT: 573100043
REX E HUFFMAN, ETAL
55930 MITCHELL RD
ANZA CA. 92539

APN: 573210003, ASMT: 573210003
ROGELIA SALDANA, ETAL
C/O ALDO SALDANA
1014 BEECHWOOD
SANTA ANA CA 92706

APN: 573100020, ASMT: 573100020
SERGIO CARDENAS GARCIA, ETAL
P O BOX 391027
ANZA CA 92539

APN: 573190037, ASMT: 573190037
STEPHANIE WALKER, ETAL
38070 WHITMORE
ANZA CA. 92539

Anza Cooperative Electric Company
58470 Hwy. 371
P.O. Box 391909
Anza, CA 92539-1909

Anza Municipal Advisory Council
P.O. 391076
Anza, CA 92539

Cahuilla Band of Indians
52701 Hwy. 371
P.O. Box 391760
Anza, CA 92539-1760

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

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

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

Applicant:
Jayalath Desilva
945 Chapea Rd.
Pasadena, CA 91107

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

Owner:
Desilva Family Trust
945 Chapea Rd.
Pasadena, CA 91107

Applicant:
Jayalath Desilva
945 Chapea Rd.
Pasadena, CA 91107

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

Owner:
Desilva Family Trust
945 Chapea Rd.
Pasadena, CA 91107



FOR COUNTY CLERK'S USE ONLY



FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0618440

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: DESILVA JAYALATH
paid by: CK 2031

\$64.00

CA FISH & GAME FOR EA41098

paid towards: CFG04494 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 10, 2006 15:37
MAVALENZ posting date Oct 10, 2006

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 * R0915940

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: DESILVA JAYALATH
paid by: CK 1962

\$2,010.25

CA FISH & GAME FOR EA41098

paid towards: CFG04494

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By

SBROSTRO

Nov 19, 2009 13:24

posting date Nov 19, 2009

Account Code
658353120100208100

Description
CF&G TRUST

Amount
\$2,010.25

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