

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

727B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1063 / TENTATIVE TRACT MAP NO. 35409

- Intent to Adopt a Mitigated Negative Declaration - Applicant: Brad Rose - Engineer/Representative: Land Engineering Consultants - Third Supervisorial District - Rancho California - Riverside Extended Mountain Area Plan: Rural: Rural Mountainous (R:RM) - Location: Northerly of Minto Way and southerly and westerly of Oak Drive - 43.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum). The Tentative Tract Map is a Schedule "D" subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41262**, 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 **GENERAL PLAN AMENDMENT NO. 1063**, amending the Land Use Designation for the subject property from Rural: Rural Mountainous to Rural: Rural Residential land use designation in accordance with Exhibit #6; and based on the findings and

Carolyn Syme Luna

Carolyn Syme Luna
Planning Director

Initials:
CSL:vc
D.M.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennyfer Sargent

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.2

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1063 / TENTATIVE TRACT MAP NO. 35409

Page 2 of 2

conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35409**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER MARCH 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.5: GENERAL PLAN AMENDMENT NO. 1063 / TENTATIVE TRACT MAP NO. 35409** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Brad Rose - Engineer/Representative: Land Engineering Consultants - Third Supervisorial District - Rancho California - Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) - Location: Northerly of Minto Way and southerly and westerly of Oak Drive - 43.84 Gross Acres - Zoning: Rural Residential (R-R)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the project site's current General Plan Land Use Designation from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum). The Tentative Tract Map proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

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

The following spoke in favor of the subject proposal:

Steve Ritchey, Applicant's Representative

The following spoke in opposition of the subject proposal:

Darlene Forman, Neighbor, 33360 Valerio Rd., Hemet, CA 92544

William Forman, Neighbor, 33360 Valerio Rd., Hemet, CA 92544

The following spoke in a neutral position of the subject proposal:

Michele Fahley, Other Interested Party, Pechanga Indian Reservation, Office of General Counsel, P.O. Box 1477, Temecula, CA 92593

The following did not wish to speak but gave time to Michele Fahley:

Raymond Basquez, Sr., Other Interested Party

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. 41262**, 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 **GENERAL PLAN AMENDMENT NO. 1063**, amending the Land Use Designation for the subject property from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum) land use designation in accordance with Exhibit #6; and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35409**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 1063 / TENTATIVE TRACT MAP NO. 35409** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brad Rose – Engineer/Representative: Land Engineering Consultants - Third Supervisorial District - Rancho California – Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres - Zoning: Rural Residential (R-R) - APN: 569-060-031. (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the project site's current General Plan Land Use Designation from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum). The Tentative Tract Map proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot with an existing horse barn and arena.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org.

The following did not wish to speak but want to be recorded in favor of the subject proposal:
Steve Ritchey, Applicant's Representative

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, continued the subject proposal to March 3, 2010.

VI. **CD**

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

Agenda Item No.: 6.5
Area Plan: Riverside Extended Mountainous
Zoning Area: Aguanga
Supervisorial District: Third
Project Planner: Jeff Horn
Planning Commission: March 3, 2010
Continued From: January 13, 2010

GENERAL PLAN AMENDMENT NO 1063
TENTATIVE TRACT MAP NO. 35409
ENVIRONMENTAL ASSESSMENT NO. 41262
Applicant: Brad Rose
Engineer/Rep.: Land Engineering
Consultants, Inc.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1063 proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum).

Tentative Tract Map No. 35409 proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot (Lot A) with an existing horse barn and arena. Lot A is will contain a private horse barn and arena for the residents of this subdivision, and shall be maintained by a Home Owners Association.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, northerly of Minto Way and southerly and westerly of Oak Drive.

FURTHER PLANING CONSIDERATION:

February 10, 2010

The project was continued from the January 13, 2010 Planning Commission hearing to allow for re-advertising of the project's Initial Study in accordance with CEQA guidelines. The following Conditions of Approval were recommended to be removed by the Planning Commission, however, each had been used as a Mitigation Measure with the project's Initial Study. Environmental Assessment No. 41262 has been modified to reflect the removal of these Mitigation Measures and has now determined the project will have a "Less than Significant Impact" on Cultural Resources.

1. Deletion of 60.PLANNING.04 "CULTURAL RESOURCES PROFESSIONAL"
2. Deletion of 60.PLANNING.05 "SPECIAL INTEREST MONITOR"
3. Deletion of 90.PLANNING.02 "CULTURAL RESOURCES REPORT"

BACKGROUND:

October 21, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the October 1, 2008 Planning Commission Hearing the following comment(s) have been r by the Planning Commission for the Board of Supervisors:

ABD 2/9/10

Commissioner John Roth: No comments

Commissioner John Snell: No comments

Commissioner John Petty: Recommend with no hesitation

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

ISSUES OF POTENTIAL CONCERN:

November 26, 2009

Justification for the proposed General Plan Amendment

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an **Entitlement/Policy GPA**, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1063 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Rural.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Rural: Rural Residential (RR) (5 Acre Minimum) Designation for the parcel in question will achieve the future vision of General

Plan. It is possible to make this finding given that the subject parcel is in the vicinity of parcels currently designated as Rural: Rural Residential (RR) (5 Acre Minimum).

(2) Any General Plan Principle: Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan: The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that a wide range of housing shall be provided throughout the county from large lot rural settings to high density urban developments. The proposed Amendment is adjacent to existing single family residences to the east, south, and west. The proposed Amendment is highly consistent with the existing General Plan Land Use Designation and with the pattern of approved and proposed development adjacent to the site. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The project site was designated Rural: Rural Mountainous (RM) under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater, however, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south. This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan (Ex. #6): | Rural: Rural Mountainous (RM) (10 Acre Minimum). |
| 2. Proposed General Plan (Ex. #6): | Rural: Rural Residential (RR) (5 Acre Minimum). |
| 3. Surrounding General Plan (Ex. #6): | Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west. |
| 4. Existing Zoning (Ex. #3): | Rural Residential - (R-R) |
| 5. Surrounding Zoning (Ex. #3): | Rural Residential - (R-R) to the north, east, and south, and Rural Residential - 5 Acre Minimum (R-R-5) and Rural Agricultural - 5 Acre Minimum (R-A-5) to the south. |
| 6. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 7. Surrounding Land Use (Ex. #1): | Single Family Residential to the north, east, south, and west. |
| 8. Project Data: | Total Acreage: 43.84 acres
Total Proposed Parcels: 8 |

Proposed Min. Parcel Size: 5 gross acres
Schedule: D

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41262**, 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 **GENERAL PLAN AMENDMENT NO. 1063**, amending the Land Use Designation for the subject property from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum) land use designation in accordance with Exhibit #6; and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35409**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1063** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule D 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 development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The proposed Land Use designation for the project is Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).

2. The proposed use, eight (8) residential lots with a five (5) gross acre minimum lot size and one (1) 0.78 Gross Acre common lot, is a permitted use in the Rural: Rural Residential (RR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject parcel is Rural: Rural Residential (R-R).
5. The proposed use, eight (8) residential lots with a five (5) gross acre minimum lot size and one (1) 0.78 Gross Acre common lot, is consistent with the development standards set forth in the is Rural Residential (R-R) zoning classification.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
7. Scattered residential uses have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area and specifically Cell Group 'J' (Cell Numbers 5122 and 5125) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Accordingly, it has been determined that the criteria set for in the WRCMSHCP requires no dedication of conservation as determined through HANS No. 1747, therefore, the project has complied with all requirements of the WRCMSHCP.
9. Environmental Assessment No. 41262 identifies the following potentially significant impacts:
 - a. Biological Resources
 - b. 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. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A City Sphere of Influence;
 - f. An Airport Influence Area;
 - g. A 100-year Flood Plain; or
 - h. A Dam Inundation Area.
3. The project site is located within:

- a. The Boundaries of the Hemet Unified School District;
 - b. Valley Wide Recreation and Parks District;
 - c. MSCHP Cell Group 'J': Nos. 5122, 5125;
 - d. A High Fire Area;
 - e. The San Jacinto Watershed; and
 - f. The Mount Palomar Lighting Ordinance 655 Zone B approximately 19.16 miles.
4. The subject site is currently designated as Assessor's Parcel Number 569-090-031
 5. The tentative tract map was filed with the Planning Department on January 31, 2007 and the general plan amendment was filed with the Planning Department on August 29, 2008.
 6. This project was reviewed by the Land Development Committee three (3) times on the following dates; March 29, 2007, November 20, 2008, and August 6, 2009.
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,619.66 for GPA01063 and \$25,842.04 for TR35409.

JH;jh

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Date Prepared: 5/9/05

Date Revised: 2/10/10

Agenda Item No.: U.2
Area Plan: Riverside Extended Mountainous
Zoning Area: Aguanga
Supervisorial District: Third
Project Planner: Jeff Horn
Planning Commission: January 13, 2010

GENERAL PLAN AMENDMENT NO 1063
TENTATIVE TRACT MAP NO. 35409
ENVIRONMENTAL ASSESSMENT NO. 41262
Applicant: Brad Rose
Engineer/Rep.: Land Engineering
Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1063 proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum).

Tentative Tract Map No. 35409 proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot (Lot A) with an existing horse barn and arena. Lot A is will contain a private horse barn and arena for the residents of this subdivision, and shall be maintained by a Home Owners Association.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, northerly of Minto Way and southerly and westerly of Oak Drive.

BACKGROUND:

October 21, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisor to initiate proceedings for the General Plan Amendment.

From the October 1, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: No comments

Commissioner John Snell: No comments

Commissioner John Petty: Recommend with no hesitation

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

ABR 12/7

ISSUES OF POTENTIAL CONCERN:

November 26, 2009

Justification for the proposed General Plan Amendment

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an **Entitlement/Policy GPA**, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1063 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Rural.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Rural: Rural Residential (RR) (5 Acre Minimum) Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding given that the subject parcel is in the vicinity of parcels currently designated as Rural: Rural Residential (RR) (5 Acre Minimum).

(2) Any General Plan Principle: Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan: The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be

detrimental to them. The Land Use Element of the General Plan argues that a wide range of housing shall be provided throughout the county from large lot rural settings to high density urban developments. The proposed Amendment is adjacent to existing single family residences to the east, south, and west. The proposed Amendment is highly consistent with the existing General Plan Land Use Designation and with the pattern of approved and proposed development adjacent to the site. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The project site was designated Rural: Rural Mountainous (RM) under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater, however, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south. This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan (Ex. #6): | Rural: Rural Mountainous (RM) (10 Acre Minimum). |
| 2. Proposed General Plan (Ex. #6): | Rural: Rural Residential (RR) (5 Acre Minimum). |
| 3. Surrounding General Plan (Ex. #6): | Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west. |
| 4. Existing Zoning (Ex. #3): | Rural Residential - (R-R) |
| 5. Surrounding Zoning (Ex. #3): | Rural Residential - (R-R) to the north, east, and south, and Rural Residential - 5 Acre Minimum (R-R-5) and Rural Agricultural - 5 Acre Minimum (R-A-5) to the south. |
| 6. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 7. Surrounding Land Use (Ex. #1): | Single Family Residential to the north, east, south, and west. |
| 8. Project Data: | Total Acreage: 43.84 acres
Total Proposed Parcels: 8
Proposed Min. Parcel Size: 5 gross acres
Schedule: D |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41262**, 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 **GENERAL PLAN AMENDMENT NO. 1063**, amending the Land Use Designation for the subject property from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural:

Rural Residential (RR) (5 Acre Minimum) land use designation in accordance with Exhibit #6; and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35409**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 1063** to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule D 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 development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The proposed Land Use designation for the project is Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, eight (8) residential lots with a five (5) gross acre minimum lot size and one (1) 0.78 Gross Acre common lot, is a permitted use in the Rural: Rural Residential (RR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west.
4. The zoning for the subject parcel is Rural: Rural Residential (R-R).
5. The proposed use, eight (8) residential lots with a five (5) gross acre minimum lot size and one (1) 0.78 Gross Acre common lot, is consistent with the development standards set forth in the is Rural Residential (R-R) zoning classification.

6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
7. Scattered residential uses have been constructed and are operating in the project vicinity.
8. This project is located within Criteria Area and specifically Cell Group 'J' (Cell Numbers 5122 and 5125) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Accordingly, it has been determined that the criteria set for in the WRCMSHCP requires no dedication of conservation as determined through HANS No. 1747, therefore, the project has complied with all requirements of the WRCMSHCP.
9. Environmental Assessment No. 41262 identifies the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. 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. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A City Sphere of Influence;
 - f. An Airport Influence Area;
 - g. A 100-year Flood Plain; or
 - h. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Hemet Unified School District;
 - b. Valley Wide Recreation and Parks District;
 - c. MSCHP Cell Group 'J': Nos. 5122, 5125;
 - d. A High Fire Area;
 - e. The San Jacinto Watershed; and
 - f. The Mount Palomar Lighting Ordinance 655 Zone B approximately 19.16 miles.
4. The subject site is currently designated as Assessor's Parcel Number 569-090-031
5. The tentative tract map was filed with the Planning Department on January 31, 2007 and the general plan amendment was filed with the Planning Department on August 29, 2008.

6. This project was reviewed by the Land Development Committee three (3) times on the following dates; March 29, 2007, November 20, 2008, and August 6, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,619.66 for GPA01063 and \$25,842.04 for TR35409.

JH:jh
Y:\Planning Case Files-Riverside office\ doc
Date Prepared: 5/9/05
Date Revised: 12/3/09

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 1063**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 November 4, 2009, to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
12 County Rules to Implement the Act have been met and the environmental document prepared or relied on
13 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
14 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
15 the above-referenced Act and Procedures; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on March 3, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

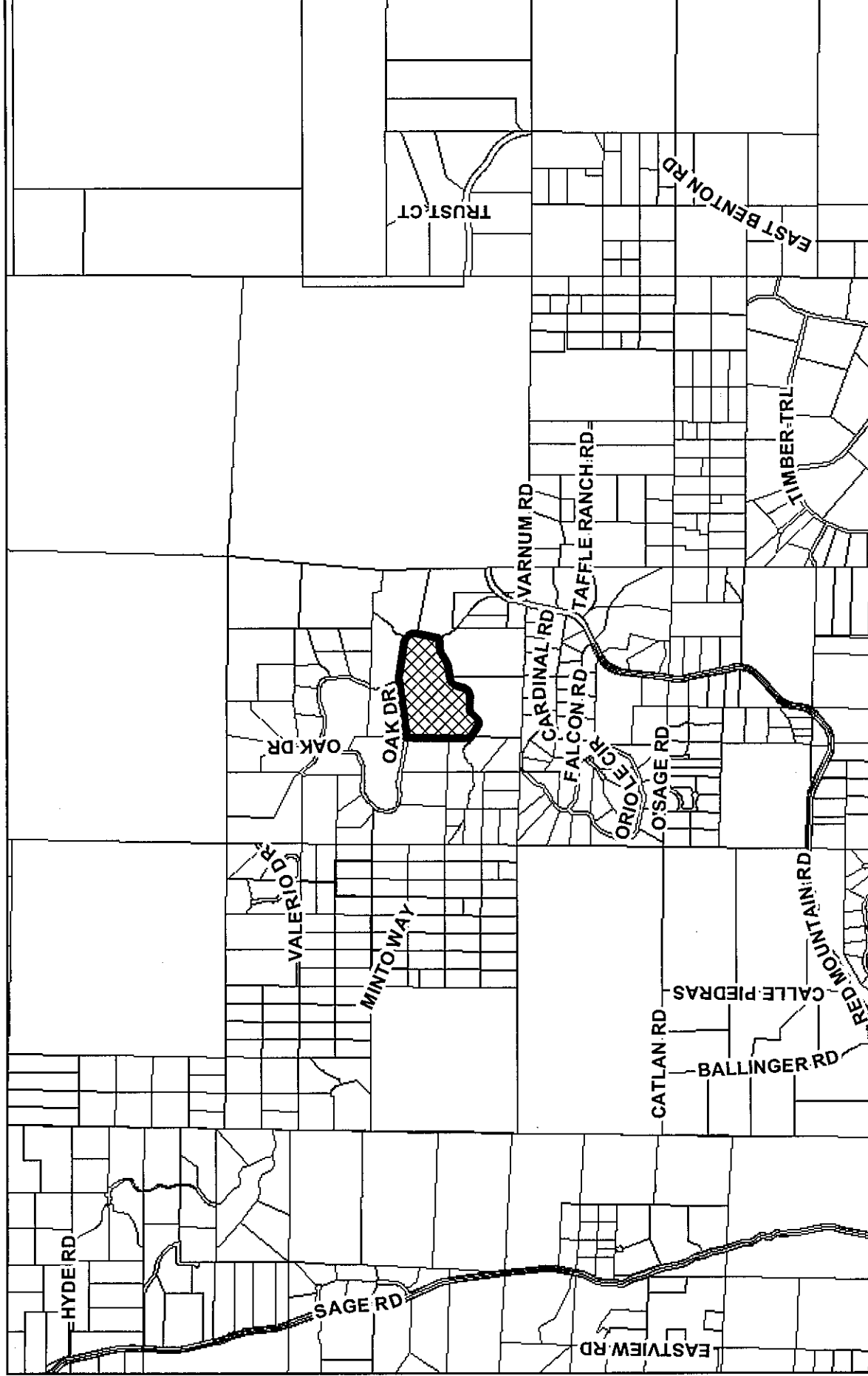
23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of
24 General Plan Amendment No. 1063.
25
26
27
28

GPA01063

VICINITY MAP

Planner: Jeff Horn
Date: 10/01/08
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 9/15/08



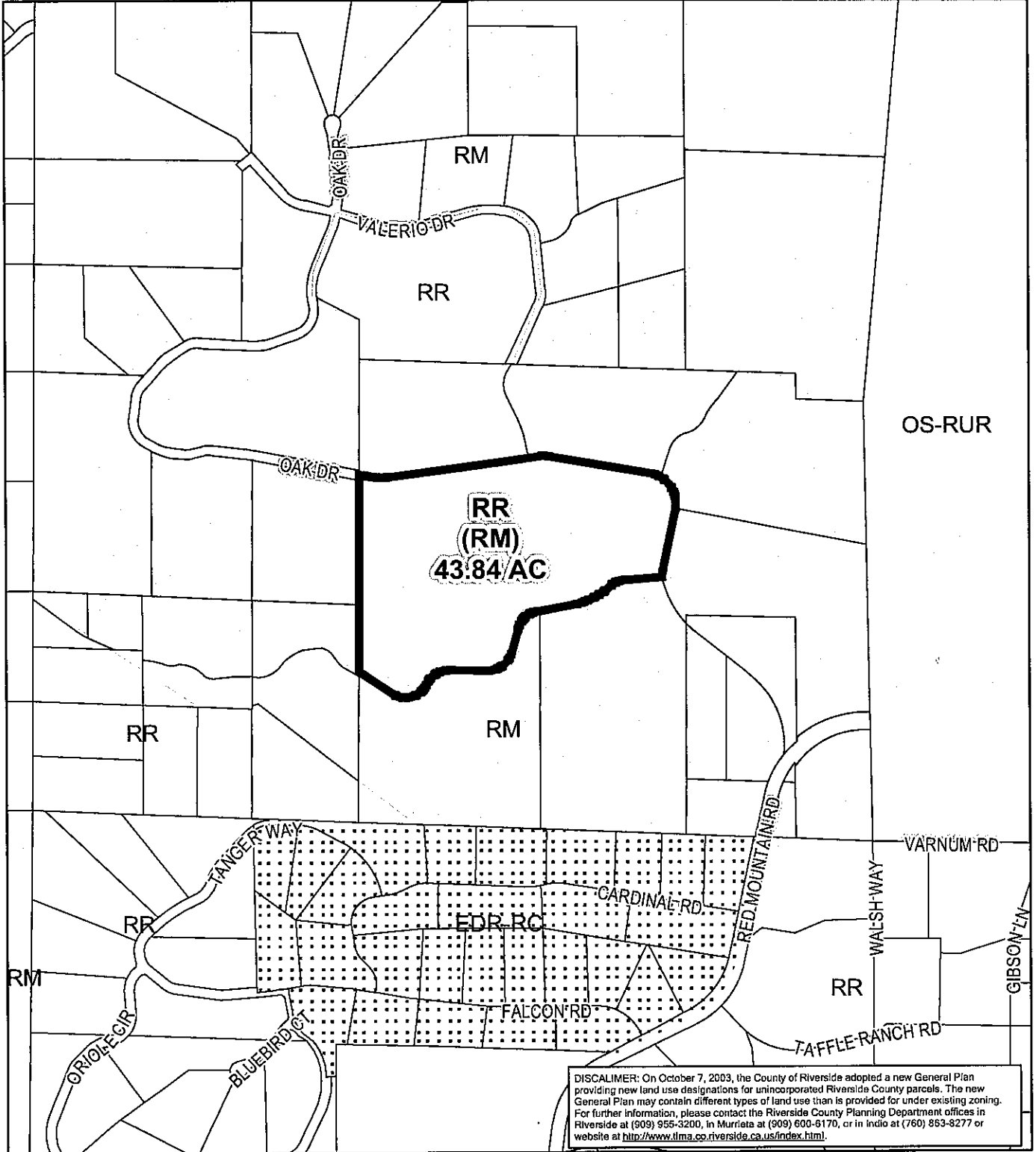
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 569-09
Thomas
Bros. Pg. 902 A1

Area: Rancho California
Township/Range: T6SR1E
Section : 20



Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

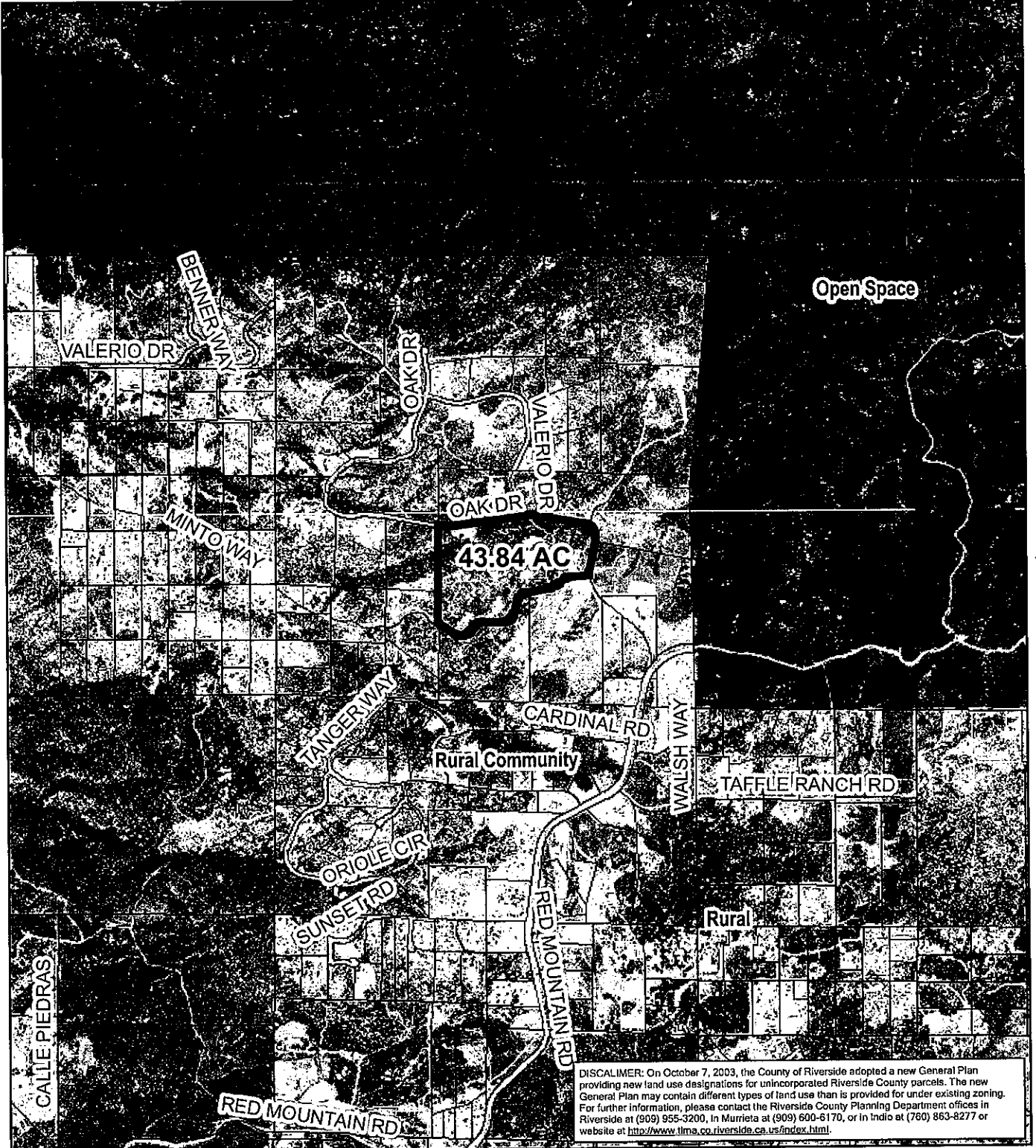
Area: Rancho California
 Township/Range: T6SR1E
 Section: 20



Assessors
 Bk.Pg. 569-09
 Thomas
 Bros. Pg. 902 A1



DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1E
Section: 20



Assessors
Bk. Pg. 569-09
Thomas
Bros. Pg. 902 A1

February 27, 2010

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 6.5, GPA 1063 and TTM 35409 (March 3, 2010)

Honorable Chair and Members of the Commission:

This project should be *clustered* to produce consolidated open space, rather than subdivided wastefully into a checkerboard of 5-acre lots, with dispersed houses and driveways. While not in an MSHCP Criteria Cell, photos shows intact wildlife habitat, which the current site plan would irretrievable fragment and destroy. The fire clearing for *each* home site would impact 2 acres of land.

Clustering can mitigate the damage to natural communities, view sheds, and greenhouse gas emissions. It is also a key mitigation measure to improve fire safety and defensibility. Clustering reduces the life-threatening risk to firefighters posed by defending multiple, dispersed units.

The General Plan *encourages* clustering for these purposes. *We request to know why the Planning Department is not implementing the following provisions, which are fundamental to sustainable planning:*

LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. (AI 1, 9)

b. Allow development clustering to retain slopes in natural open space whenever possible.

The Land Use Designations Summary Table (Table LU-4)

Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. . . .

LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program.

Thus, please direct the redesign this project to follow General Plan policies, to use land more efficiently and wisely, and to reduce environmental and public safety impacts.

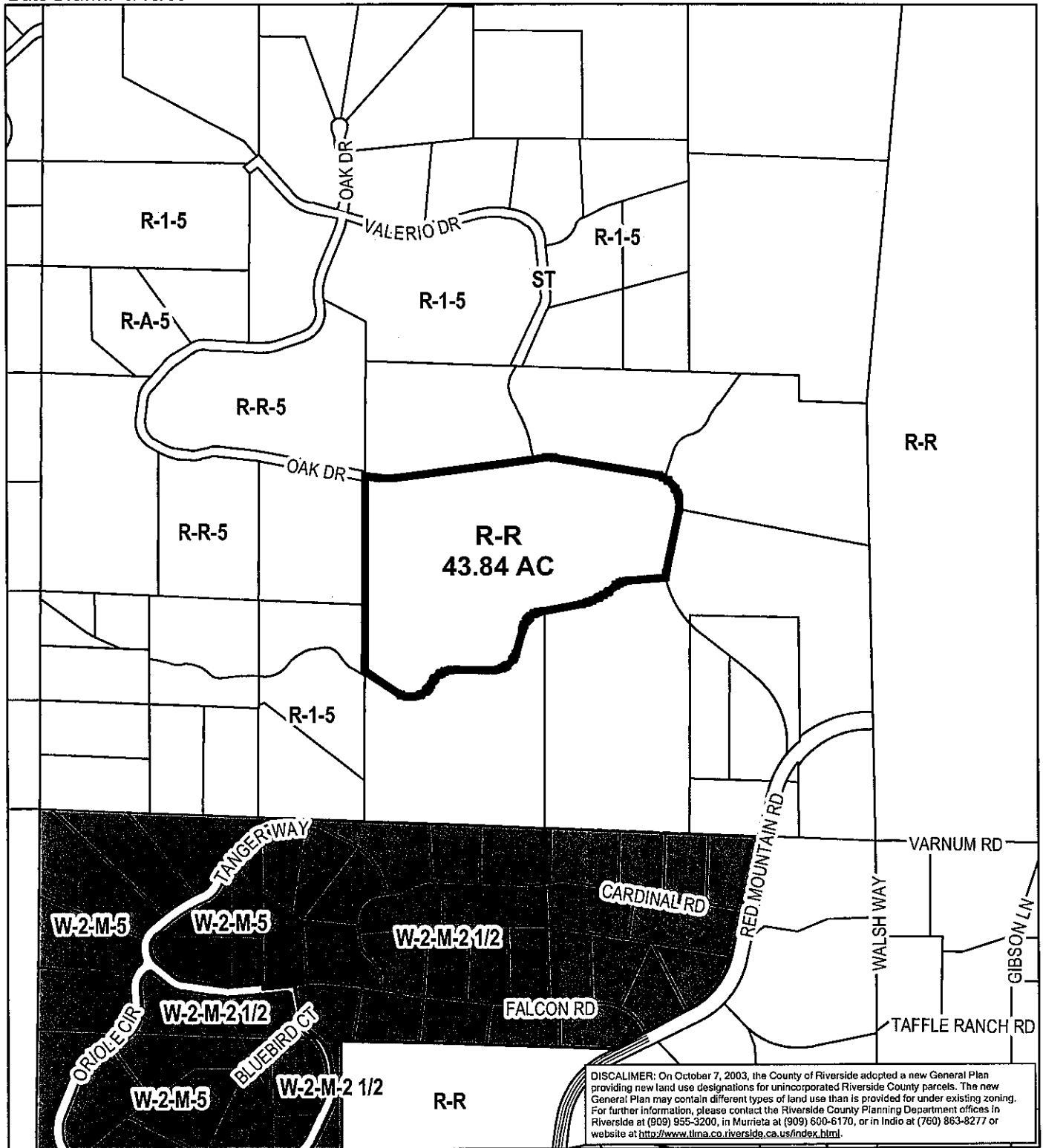
Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Damian Meins, Planning Dept.
Jerry Jolliffe, Planning Dept.
Jeff Horn, Planning Dept.
Interested parties

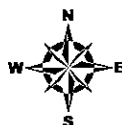
GPA01063

EXISTING ZONING

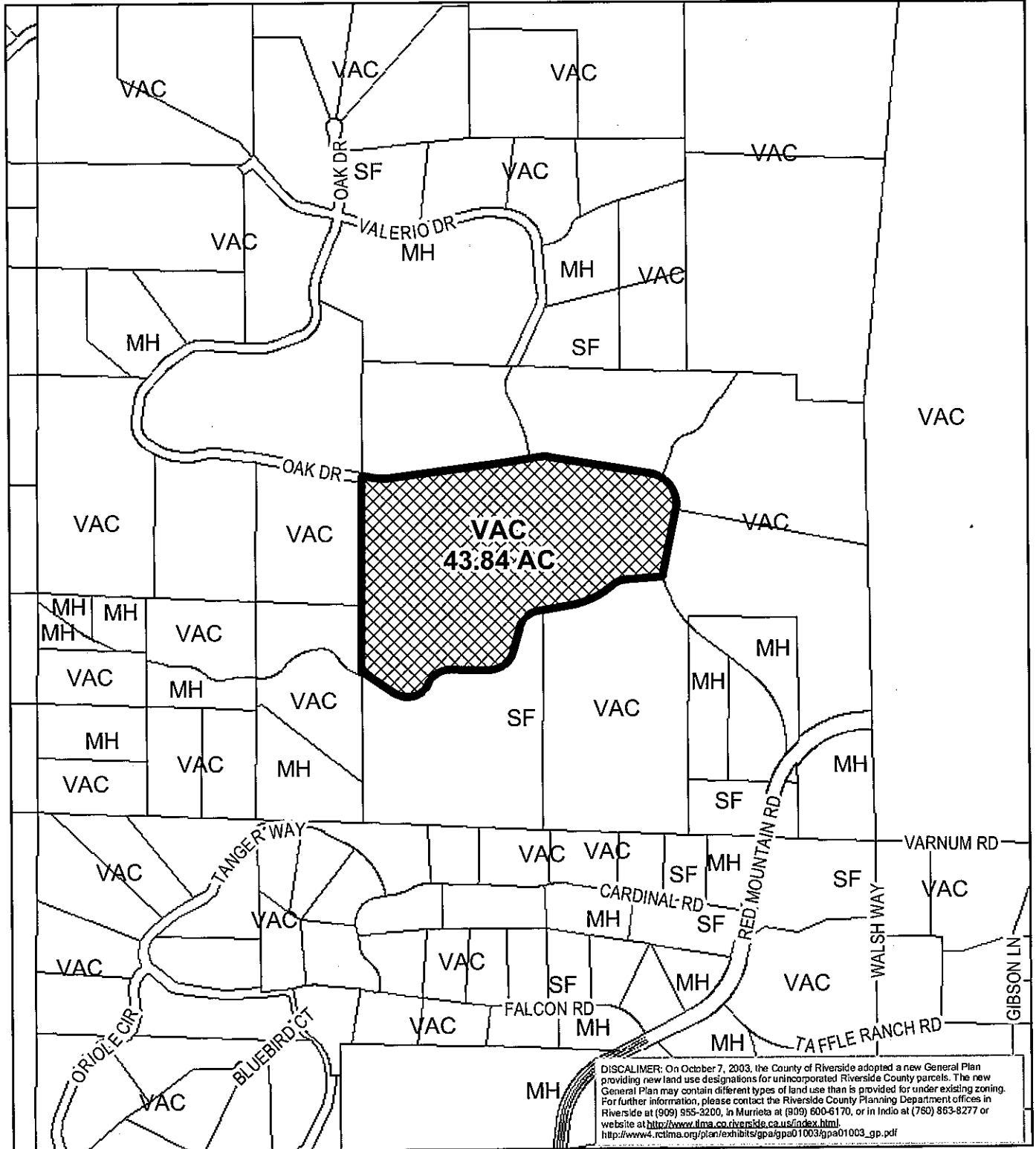


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1E
Section : 20



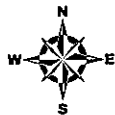
Assessors
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Thomas
Bros. Pg. 902 A1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1E
Section: 20

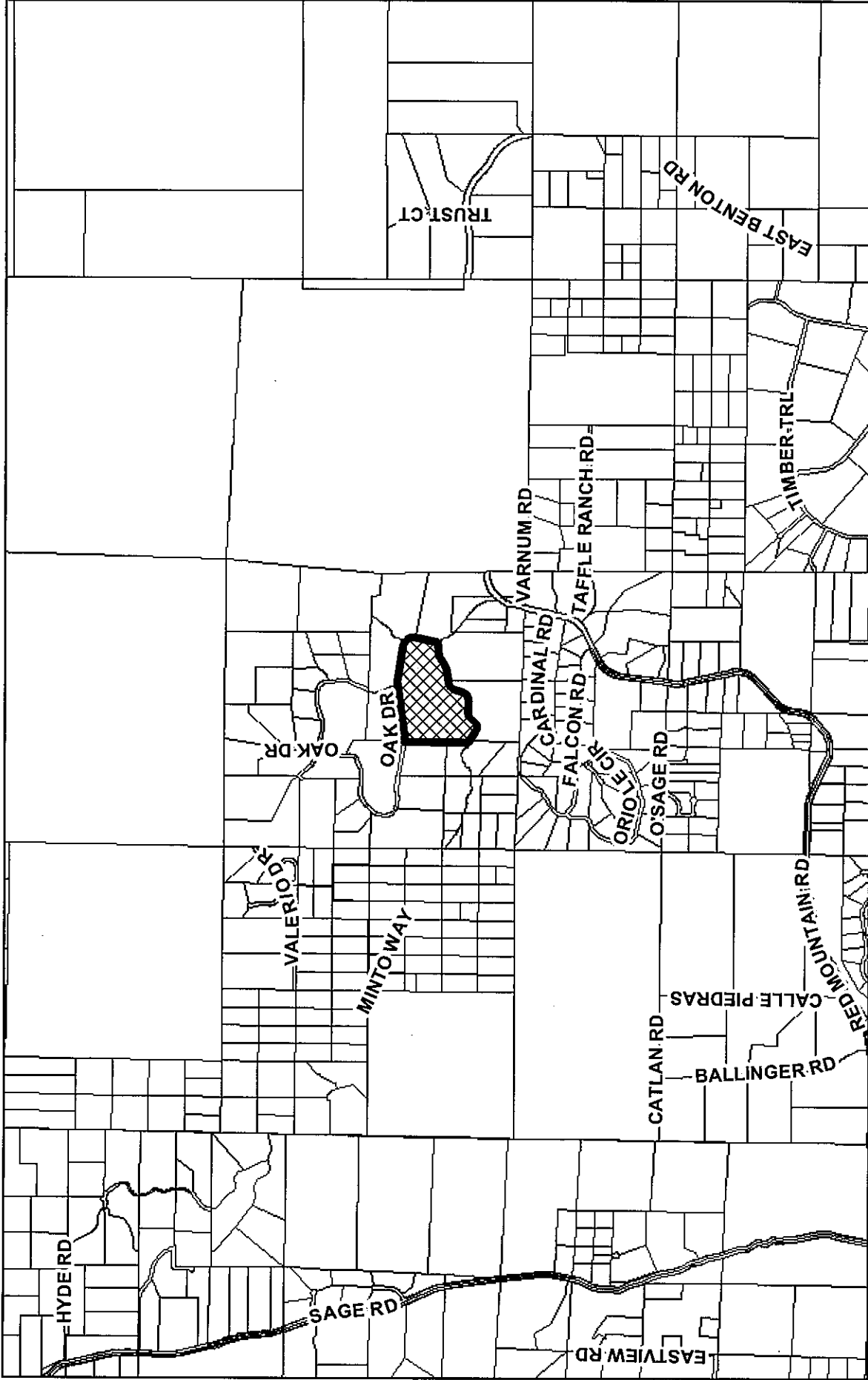
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Bk. Pg. 569-09
Thomas
Bros. Pg. 902 A1



Supervisor Stone
District 3
Date Drawn: 9/15/08

GPA01063 POLICY AREAS

Planner: Jeff Horn
Date: 10/01/08
Exhibit 8



Area: Rancho California
Township/Range: T6SR1E
Section : 20

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 569-09
Thomas
Bros. Pg. 902 A1



IN THE COUNTY OF RIVERSIDE
STELLAR VIEW ESTATES
GENERAL PLAN AMENDMENT

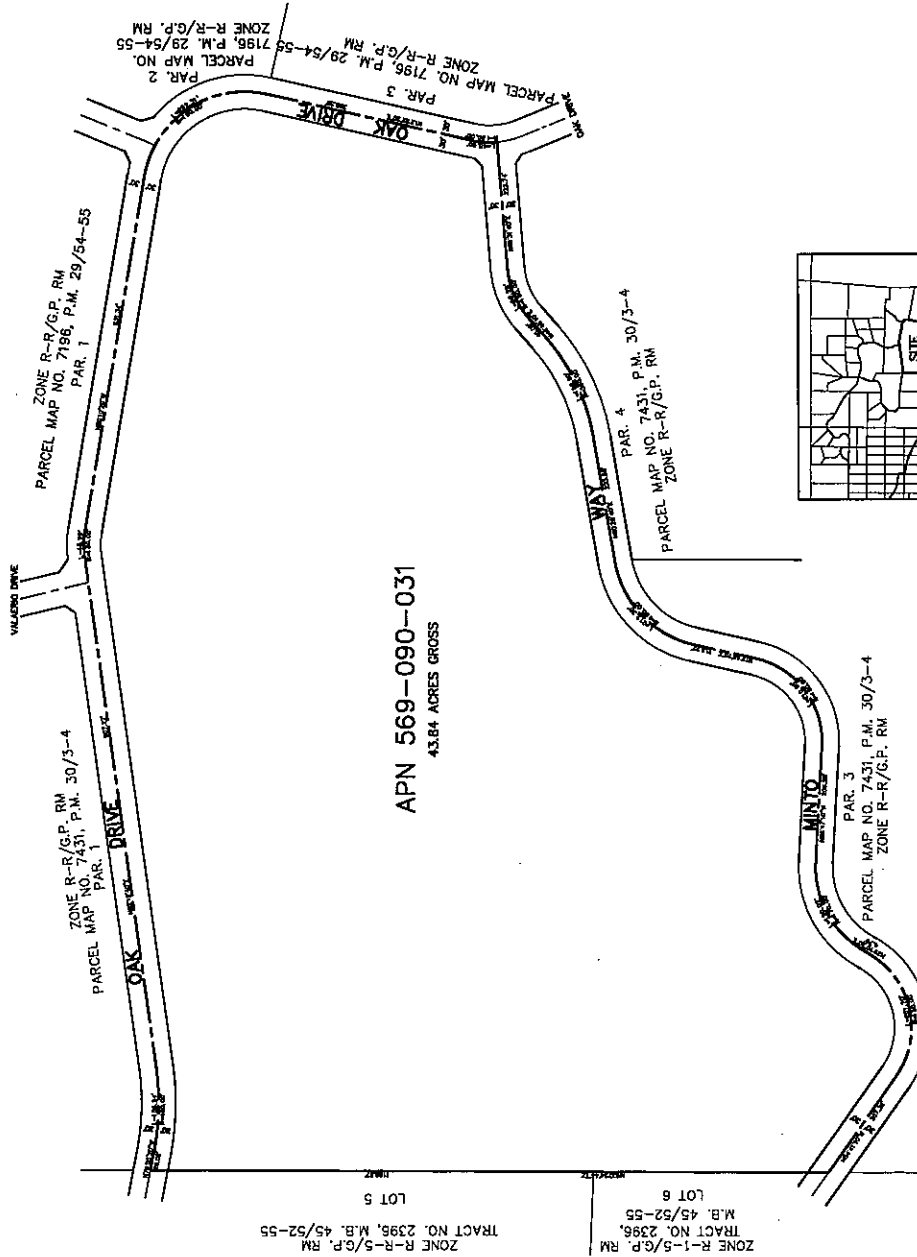
AMEND GENERAL PLAN DESIGNATION FROM RM RURAL MOUNTAINOUS TO RR RURAL RESIDENTIAL ON 43.84 ACRES.

LAND ENGINEERING CONSULTANTS, INC.

AUGUST, 2008



SCALE: 1"=100'



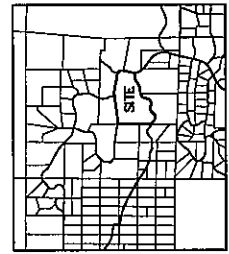
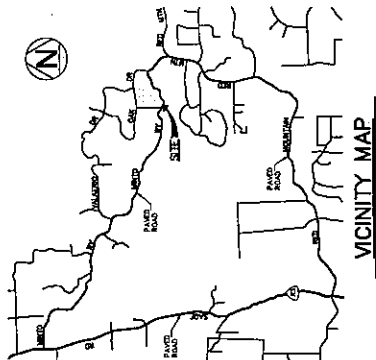
APN 569-090-031
43.84 ACRES GROSS

ENGINEER/MAP PREPARER:
LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 541, 650 AVENUE K
CALUMEA, CALIFORNIA 92320
PHONE: (951) 312-2570

APPLICANT/OWNER:
MR. BRAD ROSE
2870 CALIFORNIA AVENUE
HEMET, CA 92343
PH: (951) 312-2570

GENERAL NOTES

1. LEGAL DESCRIPTION: MAP NO. 7431, AS SHOWN IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
2. TOTAL ORIGINAL ACREAGE: 43.84 AC. GROSS - 38.90 AC. NET
3. EXISTING ZONING: R-R, 5.00 AC. MIN.
4. PROPOSED ZONING: R-R, 5.00 AC. MIN.
5. EXISTING LAND USE: RESIDENTIAL
6. PROPOSED LAND USE: RESIDENTIAL
7. EXISTING GENERAL PLAN DESIGNATION: R-M, RURAL MOUNTAINOUS
8. PROPOSED GENERAL PLAN DESIGNATION: R-R, RURAL RESIDENTIAL
9. PROPERTY ADDRESS: 43809 MINTO WAY
10. ASSESSORS' PARCEL NO.: 569-090-031
11. 2008 THOMAS BROS. GUIDE, PAGE: 901 GRID: J-1, PAGE: 902 GRID: A-1
12. EASEMENTS: ALL EASEMENTS OF RECORD HAVE BEEN PLOTTED. ONLY EASEMENTS WHICH CANNOT BE LOCATED FROM THE RECORD WILL BE OMITTED BY THE RECORDATION OF THIS MAP.



NO.	DATE	REVISION

IFC
LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 141, 650 AVENUE K
CALUMEA, CALIFORNIA 92320
PH: (951) 792-4882
FAX: (951) 792-4818

PREPARED BY: BRAD ROSE
DATE: 8/22/08

IN THE COUNTY OF RIVERSIDE

STELLAR VIEW ESTATES

SLOPE ANALYSIS MAP

DETERMINE THE AVERAGE CROSS SLOPE OF THE PROPERTY AND THE PERCENTAGE OF THE PROPERTY WITH A SLOPE GREATER THAN 25%.

LAND ENGINEERING CONSULTANTS, INC. AUGUST, 2008



SCALE: 1"=100'

APPLICANT/OWNER:
MR. BRAD ROSE
28610 CALIFORNIA AVENUE
SUNLAND, CA 91760
PH: (651) 318-2570

ENGINEER/MAP PREPARER:
LAND ENGINEERING CONSULTANTS, INC.
P.O. BOX 541, 650 AVENUE X
SUNLAND, CA 91760
PH: (651) 795-8888

SLOPE (%)	AREA (AC)	SITE (%)
0-5	1.84	3.7
5-10	4.54	9.0
10-15	10.85	21.3
15-20	7.11	14.2
20-25	2.98	5.9
25-30	1.78	3.5
30-35	0.97	1.9
35-40	0.87	1.7
40-45	0.87	1.7
45-50	0.87	1.7
50-55	0.87	1.7
55-60	0.87	1.7
60-65	0.87	1.7
65-70	0.87	1.7
70-75	0.87	1.7
75-80	0.87	1.7
80-85	0.87	1.7
85-90	0.87	1.7
90-95	0.87	1.7
95-100	0.87	1.7
TOTAL	43.84	100.0

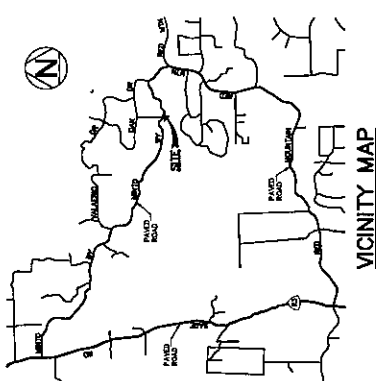
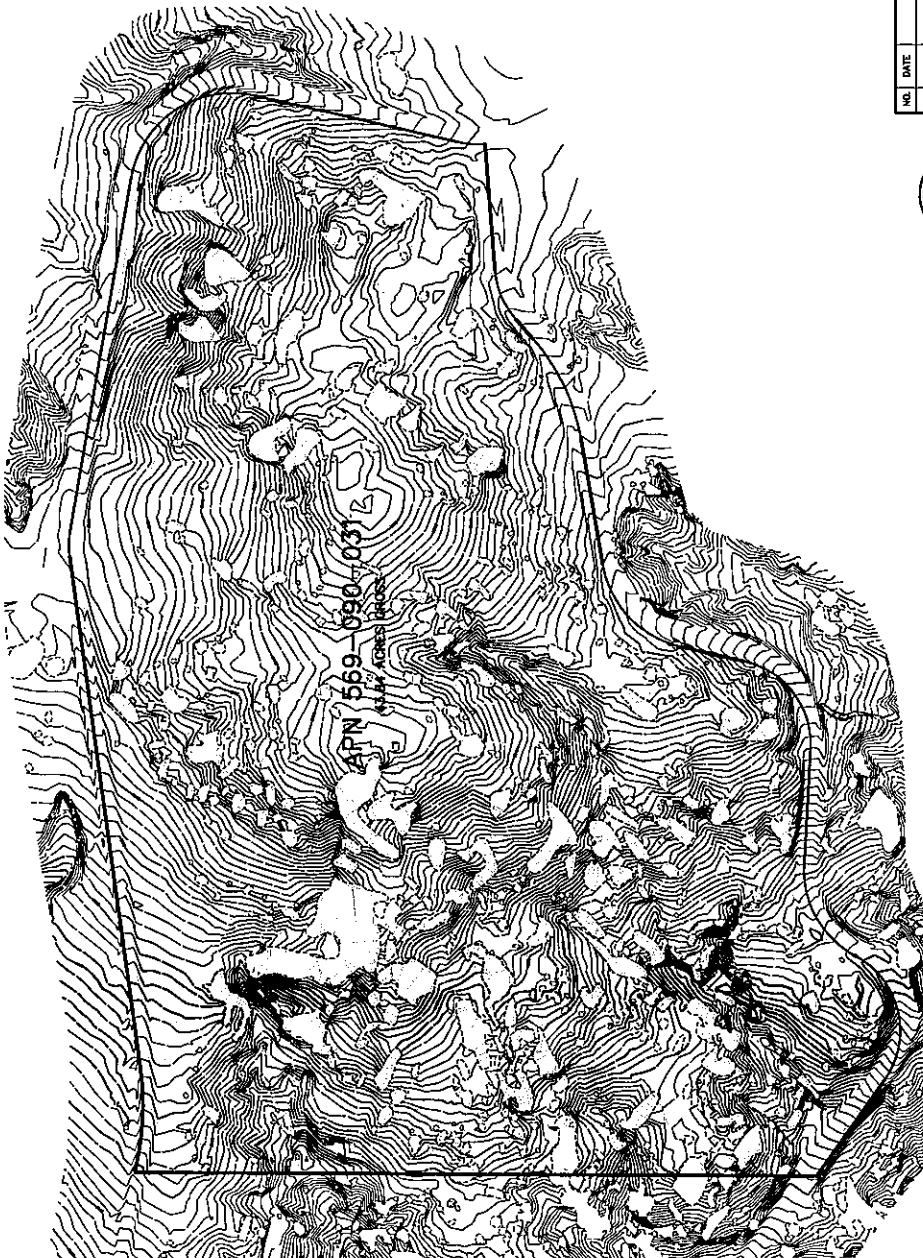
71% OF SITE IS > 25% SLOPE
THE AVERAGE SLOPE = 20.1%

LEGEND:

< 25%



> 25%



NO.	DATE	REVISION



P.O. BOX 541, 650 AVENUE X,
SUNLAND, CA 91760
PH: (651) 795-8888
FAC: (651) 795-8818

LEC
LAND ENGINEERING
CONSULTANTS, INC.

17700 VAN WATKINS
SUNLAND, CALIFORNIA 91760
DATE: 8/1/08

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41262

Project Case Type (s) and Number(s): General Plan Amendment No. 1063 and Tentative Tract Map No. 34509

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92505-1409

Contact Person: Jeff Horn, Urban Regional Planner III

Telephone Number: (951) 955-4641

Applicant's Name: Brad Rose

Applicant's Address: 43808 Minot Way Hemet CA 92545

Representative's Name: Land Engineering Consultants, INC.

Representative's Address: PO BOX 541, Calimesa CA 92320

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1063 proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum).

Tentative Tract Map No. 35409 proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one 2.84 gross acre open space lot with an existing horse barn and arena.

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

C. Total Project Area: 43.84 Gross Acres

Residential Acres: 43.84

Lots: 8

Units: N/A

Projected No. of Residents: 30

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel Number(s): 569-090-031

E. Street References: The project site is located northerly of Minto Way and southerly and westerly of Oak Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20 Township 6 South, Range 1 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is mostly vacant with an existing horse arena. The surrounding land uses include single family residences, agricultural and animal keeping uses, and vacant land. The surrounding zoning is Rural Residential (R-R)

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is located in the Riverside Extended Mountain Area Plan of the RCIP. The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

B. General Plan Area Plan: San Jacinto Valley

C. Foundation Component: Rural

D. Proposed Land Use Designation: Rural Residential (RR) (5 Acre Minimum)

E. Overlay, if any: N/A

F. Policy Area, if any: N/A

G. Adjacent and Surrounding Area Plan, Foundation Components, Land Use Designations, and Overlay and Policy Area, if any: San Jacinto Valley Area Plan, Rural Foundation. The project site is surrounded by properties which are designated Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west..

H. Adopted Specific Plan Information

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

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

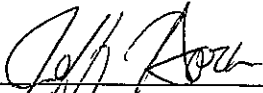
IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

October 8, 2009

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project is not located within the vicinity of a scenic highway.
- b) The project currently exists as disturbed vacant land. Therefore, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

a) According to the RCIP, the project site is located 19.16 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.19) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be less than significant based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

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

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

Findings of Fact:

- a) The proposed project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.
- d) The project site has no existing agricultural uses.

Mitigation: No mitigation measures are required.

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

AIR QUALITY Would the project

5. Air Quality Impacts

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

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

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

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

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

Under Table 2 of the Riverside Extended Mountain Area Plan, development at the projects existing density would contribute four (4) dwelling units of the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) within the Riverside Extended Mountain Area Plan. The General Plan Amendment would remove (4) dwelling units from the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) and add eight (8) dwelling units to the estimated 10,046 at build-out of all parcels designated Rural Residential (RR) land use designation, thereby creating a four (4) dwelling unit net increase to the estimated densities used for analysis within the Riverside Extended Mountain Area Plan. As such, the increased contribution of four (4) dwelling units will be negligible in local and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regional, short term and long term, air quality issues and will not be inconsistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Residential developments, such as the proposed project, primarily impact air quality through increased automotive emissions. Stand-alone projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards or contribute a significant amount of air pollutants that would create a cumulatively considerable significant impact. Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). That EIR concluded that air quality is a significant and unmitigatable impact of General Plan implementation. However, because the project increased contribution of four (4) dwelling units will be negligible in local and regional, short term and long term, air quality issues and will not be inconsistent with the EIR, therefore no additional project-specific mitigation is required.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.
- e) Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Source: GIS database, WRCMSHCP, On-site Inspection, PDB5193

Findings of Fact:

a-c) The project is located within the Criteria Area and specifically Cell Group 'J' (Cell Numbers 5122 and 5125) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS01747 (a copy of the file for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HANS01747 is available for review at the Environmental Programs Department) that no dedication of conservation to the Western Riverside County Regional Conservation Authority (RCA) is required.

The project is consistent with the narrow endemic plant species requirements of the MSHCP. Pursuant to Section 6.1.3 of the WRCMSHCP, focused surveys for narrow endemic plant species are required for properties within the mapped areas if appropriate habitat is present. The survey area maps have been reviewed and assessed, and the Project is not within a mapped survey area for Narrow Endemic Plant Species. Therefore, no further surveys or conservation measures are required.

The project is consistent with the riparian/riverine area and vernal pool requirements of the WRCMSHCP. Section 6.1.2 of the WRCMSHCP, riparian/riverine area are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with freshwater flow during all or a portion of the year. Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season. The project has been reviewed and assessed and it has been determined that the Project site does not have any riparian habitat or vernal pools.

The project is consistent with the Urban-Wildlands Interface requirements of the WRCMSHCP. Section 6.1.4 of the WRCMSHCP establishes guidelines to assist in the minimizing indirect effects of projects in proximity to the Conservation Area. This section provides mitigation measures for impacts associated with: Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The project has been assessed using the guidelines in this policy and it has been determined that the Project will be adjacent to the Conservation Area. Accordingly, the Project has been conditioned to prevent any grading within the Conservation Area and requires any necessary fuel modification zones for fire clearance to be located outside of the Conservation Area. Additionally, the Project has been conditioned to submit a fencing plan that must provide adequate separation between the Project and the adjacent Conservation Area that requires any lighting to be directed away from the Conservation Area. Thus, mitigation measures have been imposed to implement the Urban-Wildlands Interface requirements.

The project is consistent with the Special Survey Area requirements of the MSHCP. It has been determined that the Project is not within any special survey area. Accordingly, no surveys or conservation measures are required.

- d) 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) Two drainage features are present on-site, and were found to meet the definition of MSHCP Riverine habitat as they are connected to other downstream drainages that support riparian habitat and are to be avoided by the project development. The areas will be delineated and labeled on the Final Map exhibit for this project prior to recordation. Prior to issuance of the grading permit, a grading plan for parcels 4, 5, 6 and 7 shall be submitted to the County of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Environmental Programs Department (EPD) for review and approval to ensure that no impacts is proposed to the MSHCP Riverine resources.

- f) The project site does not contain any wetlands, and therefore will not have any substantial adverse effect on jurisdictional waters or on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: . Drainage areas will be delineated and labeled on the Final Map exhibit for this project prior to recordation. (50.EPD.1) Prior to issuance of the grading permit, a grading plan for parcels 4, 5, 6 and 7 shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure that no impacts is proposed to the MSHCP Riverine resources. (60.EPD.1)

Monitoring: Monitoring shall occur by the Environmental Programs Department through the Survey Department Final Map and the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, PD-A-4575

Findings of Fact:

- a) The project site will not alter or destroy a known archaeological site.
- b) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10.PLANNING.4) This is a standard condition and not considered mitigation for CEQA purposes.
- c) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98 (b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (COA 10.Planning.3 This is not unique mitigation therefore impacts are less than significant.
- d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

9. Paleontological Resources

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

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 OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) 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.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact:

- a) There is no potential for liquefaction that exists within the project site therefore the project shall not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

13. Landslide Risk

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

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

Findings of Fact: The project site was designated Rural: Rural Mountainous (RM) under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater. However, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. The slope analysis determined that only 27.8% of the entire project site contained slopes of greater than 25%. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south. The maximum slope height that is anticipated from grading operations is 30 feet constructed at a 2:1 (2 feet horizontal and 1 foot vertical) slope. As a matter of course, the Building and Safety Department has required improvements plans and specifications prepared and submitted by a professional civil engineer to the county of Riverside Building and Safety Department for construction approval.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

14. Ground Subsidence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards. Therefore no impacts to other geologic hazards shall occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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topography of the project site. The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

17. Soils

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

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: Project Application Materials, On-site Inspection

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

18. Erosion

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

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

Source: Project Application Materials

Findings of Fact:

- 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep 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 required.

Monitoring: No monitoring measures required.

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

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

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

- a) 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 concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a. The development of eight (8) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

22. Hazardous Fire Area

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

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

Findings of Fact:

- a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 6 of the FEMA Flood Plain Map, Project Application Materials,

Findings of Fact:

- a) As required by Flood Control Department, mitigation measures will enforce the project to not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The creation of eight (8) residential lots will not violate any water quality standards or waste discharge requirements.
- c) The proposed increase of seven (7) lots served by ground wells will not have a substantial deplete groundwater supplies or interfere substantially with groundwater recharge The proposed eight (8) lot subdivision of 43.84 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. (50.FLOOD.09)
- e) Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: Prior to recordation of the Final Map, A note shall be placed on the environmental constraint sheet (ECS). (50.FLOOD.09)

Monitoring: Monitoring shall occur by the Flood Control District through the Survey Department's Final Map process.

24. Floodplains

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

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

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

Findings of Fact:

- a. No natural watercourses exist onsite. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed eight (8) lot subdivision of 43.84 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d. The project site will not make changes in the amount of surface water in any water body

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials, Slope Analysis Exhibit

Findings of Fact:

- a) The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the project site's proposed Rural: Rural Residential (5 acre minimum) General Plan Land Use Designation. The project currently has a Land Use Designation of Rural: Rural Mountainous (10 Acre Minimum) assigned under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater. However, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. The slope analysis determined that only 27.8% of the entire project site contained slopes of greater than 25%. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database,

Findings of Fact:

- a. The project's existing zone is Rural Residential (R-R). The proposed eight (8) lot subdivision of 43.84 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-R zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is located in an area where mineral resources have not been studied.
- b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The Hemet/Ryan Airport is situated about four miles from the project site. The airport is a small plane airport with a limited amount of traffic. The project site is not located with the approach or take-off flight paths, and therefore will not have a significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

29. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials,

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database.

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive	<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
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ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials.

Findings of Fact:

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

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

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed eight (8) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The proposed development is for the subdivision of 39.55 gross acres into eight (8) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sherrif Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

36. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.11) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.16)

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Health Services

Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

RECREATION

39. Parks and Recreation

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The developer is required to pay park fees on all residential units. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements, detention basin or open space lots.

c) The project site is located within the Valley-Wide Recreation and Park District, which is a maintenance district for streets and roadways within the greater Hemet area. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.8 and 90.PLANNING.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, San Jacinto Valley Area Plan.

Findings of Fact:

a) There are no General Plan designated trails on or adjacent to the project site, therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

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

b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, San Jacinto Valley Area Plan Circulation Element, Transportation Department Review

Findings of Fact:

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

- a) 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 general plan amendment and subdivision will allow for four (4) additional residential lots, contributing an additional 40 trips per day generated from the project site. As such, the proposed project's additional 40 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
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) 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 general plan amendment and subdivision will allow for four (4) additional residential lots, contributing an additional 40 trips per day generated from the project site. Given that the scope of work for the proposed project is relatively small, the scale of the project's additional 40 ADT will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Bike Trails

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

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

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

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

Findings of Fact:

a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Sewer

<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 wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<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: Department of Environmental Health Review

Findings of Fact:

a-b) This project will require the installation of septic tanks and leach lines. However, the installation of eight (8) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

45. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed residential project will generate solid wastes in keeping with this type and size development. The county collects then waste then it is delivered to the Riverside County Lamb Canyon Sanitary Landfill accepting up to 1,900 tons of waste per day. Hazardous materials, waste tires, oil and certain other materials considered hazardous are disposed of as required by strict federal, state, and county regulations. Impacts are expected to be less than significant with the proposed project.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

46. Utilities

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

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

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

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

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<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 proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as	<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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defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

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

50. 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 type="checkbox"/>	<input checked="" 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:

Riverside County Integrated Plan (RCIP): Riverside County Integrated Project

PDB5193 General Biological Assessment "Drainage Course Exhibit", prepared by L&L Environmental Inc, dated 12/11/2007.

Slope Analysis Exhibit, prepared by Land Engineering Consultants, Inc., dated August 29, 2008.

Riverside County Land Information System (RCLIS) Website - <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

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

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

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Revised: 9/24/09

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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 Tract Map No. 35409 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35409, Amended No. 2, dated May 5, 2009.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot (Lot A) with an existing horse barn and arena. Lot A is will a private horse barn and arena for the residents of this subdivision, and shall be maintained by a Home Owners Association.

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.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 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. 6 MAP-G2.8 MINIMUM DRNAGE GRAD RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SETBACKS & EASEMENTS RECOMMND

All proposed onsite wastewater treatment systems (OWTS) and advanced treatment systems (ATUs) must meet all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual. In addition, all proposed OWTS and ATUs must not be located in any dedicated easements.

Please note that although the conceptual tract map may show areas delineated for OWTS and/or ATUs, these areas may not be considered as the final locations for these systems. A detailed review of the proposed OWTS and/or ATU will be conducted at time of building submittal to determine the suitability and acceptability of a proposed OWTS or ATU location.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 35409 is a proposal to subdivide an approximately 43.84-acre site into 8 five acre minimum sized lots for

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

residential use along with one 2.8-acre open space lot. The site is located south of the City of Hemet, east of Sage Road between Minto Way and Oak Drive. There is an existing horse barn and arena located on proposed Lot "A".

The topography of the area consists of well defined ridges and natural watercourses which traverse the property and there is adequate area outside of the natural watercourses for residential building sites. However, a storm of unusual magnitude could cause damage. All grading for building sites and roads shall perpetuate the natural drainage patterns of the area. The natural watercourses shall be kept free of fill, buildings and obstructions except at road and driveway crossings. Culverts shall be provided at all locations where the natural watercourses cross the roads or driveways. All new construction shall comply with all applicable ordinances.

To mitigate this development's impact on water quality, the exhibit states that all pads will drain to a BMP filtration system. Pursuant to regulations adopted by the Santa Ana Regional Water Quality Control Board, if more than 10,000 square feet of the site is proposed to be impervious or the natural slope is 25 percent or greater, then a project specific Water Quality Management Plan (WQMP) will be required to be submitted to the District for review and approval prior to issuance of grading or building permits for each lot. A note shall be placed on the Environmental Constraint Sheet (ECS) informing the public of this condition.

The site is within the South Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

PLANNING DEPARTMENT

10.PLANNING. 3

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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,

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10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 5 MAP - LC LANDSCAPE REQUIREMNTS RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit holder/landowner shall:

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - LC LANDSCAPE SPECIES

RECOMMND

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

10.PLANNING. 7

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - LOW PALEO (cont.) RECOMMND

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. 8 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 D, unless modified by the conditions listed herein.

10.PLANNING. 9 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. 14 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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 15 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-R zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- e. The minimum average width of each lot is 80 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum parcel size is 5 acres.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 16 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17 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. 20 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 21 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. 22 GEN - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 GEN - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - 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.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

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

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - PERC REQD RECOMMND

A satisfactory soils percolation report will be required consistent with the requirements set forth in the Departments technical manual.

50.E HEALTH. 2 MAP - NO WATER SYSTEM THERE RECOMMND

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP RIVERINE AREA RECOMMND

Per Revised General Biological Assessment (PDB5193) prepared by L&L Environmental Inc dated 12/11/2007 and the "Drainage Course Exhibit", there are two drainage features present on-site. These features were found to meet the definition of MSHCP Riverine habitat as they are connected to other downstream drainages that support riparian habitat and are to be avoided by the project development. The area delineated on the "Drainage Course Exhibit" as well as on TR35409 Amended 2 exhibit dated 5/8/09 as Drainage Course 1 and Drainage Course 2, must be delineated and labeled on the final exhibit for this project prior to recordation.

FIRE DEPARTMENT

50.FIRE. 1 MAPSETBACKS RECOMMND

ECS MAP: SHOW MINIMUM 100 FOOT SETBACK FROM PROPERTY LINES TO HOUSE PADS FOR LOTS 7 NAD 8.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

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

50.FIRE. 3 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. 4 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

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

50.FIRE. 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. 6 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 7 MAP-#88-ECS-AUTO GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 8 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 9 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by

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50. PRIOR TO MAP RECORDATION

50.FIRE. 9 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 10 MAP-#98-ECS-HYD/WTR TANK RECOMMND

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

50.FIRE. 11 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. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the South Hemet sub-watershed of the Salt Creek Channel Area

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.)

RECOMMND

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

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

50.FLOOD RI. 9 MAP WQMP NOTE ON ECS

RECOMMND

A note shall be placed on the environmental constraint sheet (ECS) stating that, "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District."

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 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 5 gross acres. [Excluding Lot A at 0.78 Gross Acres]

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

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

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 12 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraints 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. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA RECOMMND

or to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1 MAP - AGGREGATE/40' GRADED RECOMMND

Minto Way along project boundary (privately maintained) shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way.

Oak Drive along project boundary (privately maintained) shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way.

Stellar View Court (privately maintained) shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 50 foot full-width dedicated right-of-way.

NOTE: The nose of island shall be 35' from the flow line of Minto Way and the callbox then 38' radius turnaround then the gate shall be constructed as shown on Exhibit "A" of TR35409 dated 7/29/09.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 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.

50.TRANS. 3 MAP - ACCESS RD/AGGREG CONST RECOMMND

Two access roads to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the southeasterly extension of Oak Drive to a paved County maintained Red Mountain Road.
2. Said off-site access road shall be the northeasterly extension of Minto Way to a paved County maintained Sage Road.

50.TRANS. 4 MAP - EASEMENT RECOMMND

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

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

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

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

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - INTERSECTION/50' TANGENT (cont.) RECOMMND

from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 8 MAP- CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 9 MAP-DEDICATIONS/ACCEPTANCE RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 3 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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. 4 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. 5 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.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 12 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. 13 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT (cont.) RECOMMND

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.

60.BS GRADE. 14 MAP - LOT "A" TO CODE RECOMMND

Grading permit BGR041540 was issued for a mobile home and garage for the existing grading shown on Lot "A" of Tract 35409. The grading permit did not receive any grading inspections or grading permit final and has expired. Prior to the issuance of a grading permit that includes any grading on Lot "A" for the Horse Arena, the existing grading shall be included on the grading plan and the soils report shall provide recommendations for bringing the existing grading to code.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

60.E HEALTH. 2 MAP - SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 MAP - GRADING PLAN REVIEW RECOMMND

Prior to issuance of the grading permit, a grading plan for parcels 4, 5, 6 and 7 shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure that no impacts is proposed to the MSHCP Riverine resources on site labeled on TR35409 Amended 2 exhibit dated 5/8/09 as Drainage Course 1 and Drainage Course 2. These MSHCP Riverine areas (Drainage Course No. 1 and Drainage Course No. 2) shall be delineated and clearly labeled on the grading plans.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Tract 35409 is located within the limits of the South Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ADP FEES (cont.)

RECOMMND

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. 4 GEN - CULTURAL RESOURCES PROFE

DELETED

As a result of the recommendations in the cultural resource study prepared for this proposed proejct (PD-A-4575), 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.

NOTE:

1)The Project Monitor is responsible for implementing

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN - CULTURAL RESOURCES PROFE (cont.) DELETED

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. 5 GEN - SPECIAL INTEREST MONITOR DELETED

As a result of information from the cultural resources study (PD-A-4575) and information from the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, 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 Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall cooperatively 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 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:

TRACT MAP Tract #: TR35409

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN - SPECIAL INTEREST MONITOR (cont.) DELETED

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. 10 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 12 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

3. The toes and tops of slopes shall be rounded with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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

60.PLANNING. 20 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.84 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21 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. 26 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 2 SEPTIC PLANS / FLOOR PLANS RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) and drawn to an appropriate scale showing the location of all required detail as specified in the most current 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

Tract 35409 is located within the limits of the South Hemet sub-watershed of the Salt Creek Channel 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. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

TRACT MAP Tract #: TR35409

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 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.

80.PLANNING. 13 GEN - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13

GEN - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 14

GEN - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 15 USE - LC LNDSKP COMMON AREA MA RECOMMND

Prior to grading permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

90.BS GRADE. 3 MAP - PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining, the sub-grade, base and paving inspections required by Ordinance 457 for any portions of the private road not inspected by the Riverside County Transportation Department.

E HEALTH DEPARTMENT

90.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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT (cont.) RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT DELETED

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

90.PLANNING. 5 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 12 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.84 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP - SKR FEE CONDITION (cont.) RECOMMND

may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 GEN - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

02/10/10
12:19

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

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

DATE: March 6, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Petty
Supervisor Stone

County Sheriff's Department
County Waste Management
Riverside Transit Agency
Valley-Wide Parks and Rec.
Hemet Unified School District
Southern CA Edison
Verizon Engineering
Santa Ana Regional WQCB
EIC "Attachment A"
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians

TENTATIVE TRACT MAP NO. 35409 - EA41262 – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – REMAP Area Plan: Rural – Rural-Rural Mountainous (R–RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. – APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 29, 2008

TO:

Transportation Department
Environmental Health Department

Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space District

Environmental Programs Department
Flood Control Department

GENERAL PLAN AMENDMENT NO 1063, TENTATIVE TRACT MAP NO. 35409, AMENDED NO. 1 - EA41262 – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the project site's current General Plan Land Use Designation from Rural Mountainous (RM) (10 Acre Minimum) to Rural Residential (RR) (5 Acre Minimum). The Tentative Parcel Map is a Schedule D Subdivision of eight (8) lots with a minimum size of five (5) gross acres and one 2.84 acre open space lot with an existing horse barn and arena. – APN: 569-090-031

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 20, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

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: May 8, 2009

TO

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

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeology Section-L. Mouriquand

TENTATIVE TRACT MAP NO. 35409, AMENDED NO. 2 - EA41262 – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Third Supervisorial District - Rancho California – Riverside Extended Mountainous Area Plan: Rural: Rural Mountainous (R:RM) – Location: Northerly of Minto Way, and southerly and westerly of Oak Drive – 43.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative tract map proposes a Schedule D subdivision of 43.84 gross acres into eight (8) lots with a minimum size of five (5) gross acres and one 2.84 gross acre open space Lot A with an existing horse barn and arena. – APN: 569-060-031

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 4, 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.




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

ORDINANCE 460 – PARKLANDS

TRACT MAP NO. 35409

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



Samuel W. Goepf, General Manager

March 26, 2007



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

December 15, 2008

VIA FAX and USPS

**RE: Request for Information for APN 569-090-026, TPM 35409, GPA 1063, 43.8 Acres
Adjacent to Minto Way (Archaeological Associates)**

Dear Mrs. White;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced project. After reviewing the provided maps and internal documents, we have determined that the project area is not within reservation lands although it is within our ancestral territory. At this time, we are interested in commenting and participating in this project based upon traditional knowledge of the area. The Tribe believes that the potential for buried resources, milling resources and rock art is high based upon the location and the high number of bedrock outcrops located within the Project boundaries. If you have not already completed the survey, the Tribe is very interested in accompanying your Project Archaeologist on the field visit.


Currently, the Tribe requests the following:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government to government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring activities will be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with the project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at ahover@pechanga-nsn.gov or 951-308-9295.

Sincerely,


Anna M. Hoover
Cultural Analyst

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 3, 2007

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

RE: Tentative Tract Map (TR) No. 35409

Proposal: Divide 4384 acres into 8 lots with a minimum lot size of five (5) acres and one (1) 2.84-acre open space area with an existing horse barn and arena.

APN: 569-060-031

Dear Ms. Esteybar:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Minto Way, south of Oak Drive, in the Rancho California area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

Shelley Esteybar, Project Planner

TR No. 35409

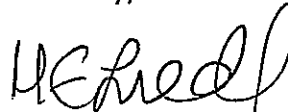
April 3, 2007

Page 2

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. 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.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

Enclosure: Initial Case Transmittal

PD #53037

me

19 701
J-1
(clear)ds

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

DATE: March 6, 2007

07 MAR -9 PM 1:51
COUNTY OF RIVERSIDE
WASTE MANAGEMENT

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Petty
Supervisor Stone

County Sheriff's Department
County Waste Management
Riverside Transit Agency
Valley-Wide Parks and Rec.
Hemet Unified School District
Southern CA Edison
Verizon Engineering
Santa Ana Regional WQCB
EIC "Attachment A"
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians

TENTATIVE TRACT MAP NO. 35409 - EA41262 – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – REMAP Area Plan: Rural – Rural-Rural Mountainous (R–RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. – APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 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**.

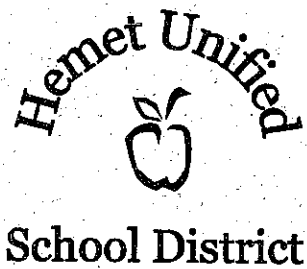
COMMENTS:

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.



March 16, 2007

Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dr. Philip O. Pendley
Superintendent

RE: TR 35409, Shelley Esteybar – Project Planner

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this development.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 23,537 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site www.hemetusd.k12.ca.us.

The District's current developer fee rate is \$4.08 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .42 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

**District Administration
Office**

2350 W. Latham Ave.
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Governing Board

Mike Cook
Gregg Figgins
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn
Joe Wojcik

SCHOOL	GRADE LEVEL	Current ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	982	808	-174
Alessandro High	9-12	417	180	-597
Bautista Creek Elem	K-5	944	650	-294
Cawston Elementary	K-5	813	750	-63
Cottonwood School	K-8	270	250	-20
Dartmouth Middle	6-8	1162	1080	-82
Diamond Valley Middle	6-8	1528	1450	-78
Fruitvale Elementary	K-5	852	550	-302
Hamilton Schools	K-12	964	917	-47
Harmony Elementary	K-5	781	750	-31
Helen Hunt Jackson	6-12	515	231	-284
H.E.L.P.	7-12	51	50	-1
Hemet Elementary	K-5	778	575	-203
Hemet High School	9-12	2588	1566	-1022
Idyllwild School	K-8	319	300	-19
Jacob Wiens Elementary	K-5	745	750	5
Little Lake Elementary	K-5	839	550	-289
McSweeny Elementary	K-5	702	750	48
Ramona Elementary	K-5	833	550	-283
Santa Fe Middle	6-8	1465	1053	-412
Valle Vista Elementary	K-5	726	550	-176
West Valley High	9-12	3356	2376	-980
Whittier Elementary	K-5	1043	650	-393
Winchester Elementary	K-5	631	400	-231
TOTAL		23,537	17,736	-5,928

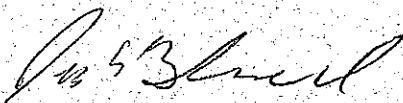
(Data does not include Independent Studies or Home/Hospital)

*Enrollment as of September 22, 2006

**Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Jesse Bridwell
Facilities Planner

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

DATE: March 6, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pln.Chk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Petty
Supervisor Stone

County Sheriff's Department
County Waste Management
Riverside Transit Agency
Valley-Wide Parks and Rec.
Hemet Unified School District
Southern CA Edison
Verizon Engineering
Santa Ana Regional WQCB
EIC "Attachment A"
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians

TENTATIVE TRACT MAP NO. 35409 - EA41262 – Applicant: Brad Rose – Engineer/Representative: Steve Ritchey - Site Tech, Inc. - Third Supervisorial District - Rancho California – REMAP Area Plan: Rural – Rural-Rural Mountainous (R–RM) – Location: Northerly of Minto Way and southerly and westerly of Oak Drive – 43.84 Gross Acres- Zoning: Rural Residential (R-R) - **REQUEST:** The project is a proposal for a Schedule D Subdivision of 8 lots with a minimum lot size of 5 gross acres and one 2.84 gross-acre open space area with an existing horse barn and arena. – APN: 569-060-031

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 29, 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:

MAR 09 2007
FACILITIES/PLANNING

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.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: da_nahc@pacbell.net



September 25, 2008

Mr. Jeff Horn, Project Planner
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
4080 Limon Street, 9th Floor
Riverside, CA 92502-1409

Sent by FAX to: 951-955-3157

Number of pages: 32

Re: Tribal Consultation Per SB 18 (Government Code §§ 65352.3, 65352.4 and 65562.5) and Sacred Lands File Search for Project - General Plan Amendment No. 1063 for JTM No. 35049-358109
Sage Area Area: Riverside County, California

Dear Mr. Horn:

Government Code §§ 65352.3, 65352.4 and 65562.5 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a Native American Tribal Consultation list of tribes with traditional lands or cultural places located within the requested project boundaries.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS contact 916/653-7278 or www.ohp.ca.gov) to determine if any cultural places are located within the area(s) affected by the proposed action.

A NAHC Sacred Lands File search was conducted based on the township, range, and section information included in your request and no sites were found within the area of potential effect you identified. However, local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place. I suggest you consult with all of those on the accompanying Native American Contacts list, which has been included separately. If they cannot supply information, they might recommend others with specific knowledge about cultural resources in your plan area. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton
Program Analyst

Attachment: Native American Tribal Consultation List

Native American Tribal Consultation List
Riverside County
September 25, 2008

0002/002

Los Coyotes Band of Mission Indians
Katherine Saubel, Spokesperson
P.O. Box 189
Warner CA 92086
loscoyotes@earthlink.net
(760) 782-0711

Cahuilla ✓

Morongo Band of Mission Indians
Robert Martin, Chairperson
11581 Potrero Road
Banning CA 92220
Robert_Martin@morongo.org
(951) 849-8807
(951) 755-5200

Cahuilla
Serrano ✓

Pala Band of Mission Indians
Robert H. Smith, Chairperson
12196 Pala Mission Road, PMB 50
Pala CA 92059
(760) 891-3500

Luiseno
Cupeno

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula CA 92593
tbrown@pechanga-nsn.gov
(951) 676-2768

Luiseno ✓

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670
Anza CA 92539
admin@ramonatribe.com
(951) 763-4105

Cahuilla ✓

Soboba Band of Mission Indians
Robert Salgado, Chairperson
P.O. Box 487
San Jacinto CA 92581
dhill@soboba-nsn.gov
(951) 654-2765

Luiseno ✓

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 609
Hemet CA 92546
srtribaloffice@aol.com
(951) 658-5311
(951) 658-6733 Fax

Cahuilla ✓

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC004155

- | | | |
|---|---|---|
| <input checked="" 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 type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tract 35409

DATE SUBMITTED: 1/31/07

APPLICATION INFORMATION

Applicant's Name: Brad Rose

E-Mail: brad@pollybutte.com

Mailing Address: 26810 California Ave.

Hemet, CA 92545 *Street*

City State ZIP

Daytime Phone No: (951) 312-2570 Fax No: (951) 926-0004

Engineer/Representative's Name: Sitotech - Steve Ritchey E-Mail: sritchey@sitotechinc.com

Mailing Address: 38248 Potato Canyon Road

Oak Glen, CA 92399 *Street*

City State ZIP

Daytime Phone No: (909) 864-3180 Fax No: (909) 864-0850

Property Owner's Name: Brad Rose E-Mail: brad@pollybutte.com

Mailing Address: 26810 California Ave.

Hemet, CA 92545 *Street*

City State ZIP

Daytime Phone No: (951) 312-2570 Fax No: (951) 926-0004

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

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1011 (02/24/05)

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

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

EA 41262 / CFG04641

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):

A schedule "D" subdivision into 8 residential lots

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). 1976 Parcel Map (Parcel Map, Zone Change, etc.)

E.A. No. (if known) None E.I.R. No. (if applicable): None

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 5 miles

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 8 miles

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: +/- 1,500 C.Y / Lot = 12,000 C.Y.

Estimated amount of fill = cubic yards +/- 1,500 C.Y / Lot = 12,000 C.Y.

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

Import None Export None 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) +/- 15,000 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) *Steve Ritchey* Date 1/30/07
Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/2/2010,

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

APN (s) or case numbers TR 35409 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

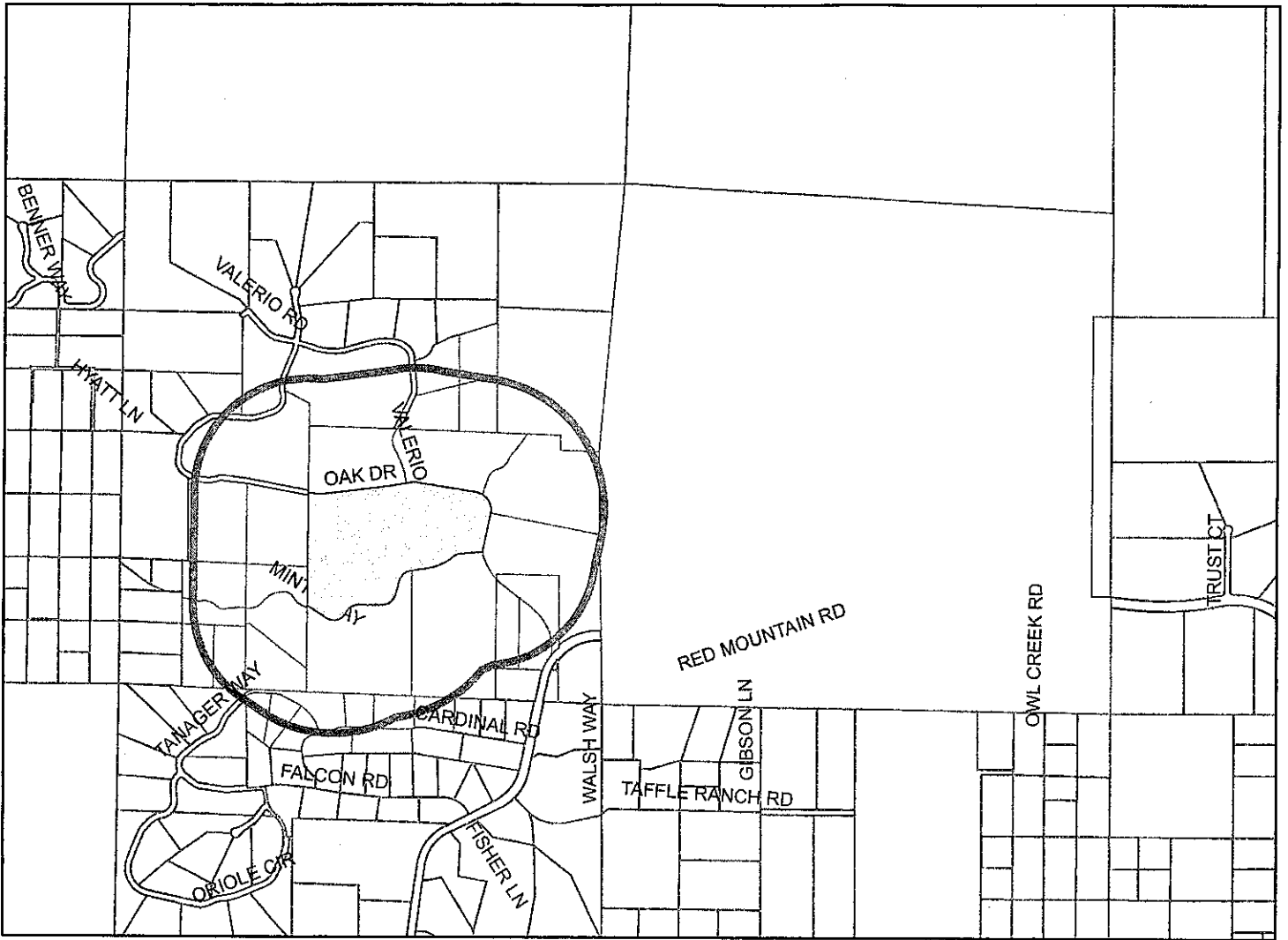
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

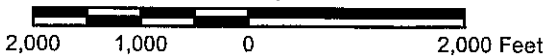
✓ 11/3/10 
EXPIRES 5/3/11

1200 feet buffer



Selected Parcels

569-080-025	569-090-039	569-080-010	569-090-032	569-090-031	569-080-018	569-330-010	569-090-015	569-090-002	569-330-007
569-090-005	569-330-008	569-090-003	569-090-010	569-080-006	569-330-004	569-330-005	569-330-014	569-090-037	569-090-034
569-090-035	569-090-036	569-080-009	569-090-013	569-090-040	569-090-033	569-090-006	569-090-014	569-090-041	569-330-009
569-330-013	569-340-009	569-090-030	569-330-006	569-080-020	569-340-008	569-080-019	569-090-004	569-040-031	569-080-016



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: 569080025, ASMT: 569080025
ALLAN JAMES MCCALL, ETAL
26430 KATHARIN
HEMET CA 92544

APN: 569090015, ASMT: 569090015
CRAIG AUSTIN RYAN
33825 OAK DR
HEMET CA. 92544

APN: 569090039, ASMT: 569090039
ANNALISA SMITH
33550 OAK DR
HEMET CA. 92544

APN: 569090002, ASMT: 569090002
DANIEL P SALDANA, ETAL
4409 CRESTVIEW DR
NORCO CA 92860

APN: 569080010, ASMT: 569080010
ANTHONY S BONOVIKH, ETAL
29733 BUENA TIERRA
SUN CITY CA 92586

APN: 569330007, ASMT: 569330007
DAVID E KLING, ETAL
34005 TANAGER WAY
HEMET CA. 92544

APN: 569090032, ASMT: 569090032
BILL BYUEL YANG
P O BOX 844
HEMET CA 92546

APN: 569090005, ASMT: 569090005
ERIC SAUCEDO
43434 MINTO WAY
HEMET CA. 92544

APN: 569090031, ASMT: 569090031
BRAD ROSE, ETAL
26810 CALIFORNIA AVE
HEMET CA 92545

APN: 569330008, ASMT: 569330008
FLYING RANCH DEV CORP
C/O KATHY JOHNSON
16781 VAN BUREN BLV STE C
RIVERSIDE CA 92504

APN: 569080018, ASMT: 569080018
CAROL FOLKERTS DELACRUZ, ETAL
23946 VILLENA
MISSION VIEJO CA 92692

APN: 569090003, ASMT: 569090003
HAROLD L GILLESPIE
33175 OAK DR
HEMET CA. 92544

APN: 569330010, ASMT: 569330010
CHESTER M ROBERTS
29377 3RD ST
LAKE ELSINORE CA 92532

APN: 569090010, ASMT: 569090010
JEANINE M FERRIS
43295 MINTO WAY
HEMET CA. 92544



APN: 569080006, ASMT: 569080006
JEFFREY ROBERT POWELL
943 N 2ND AVE
UPLAND CA 91786

APN: 569090033, ASMT: 569090033
JUAN CARDENAS, ETAL
43805 MINTO WAY
HEMET CA. 92544

APN: 569330005, ASMT: 569330005
JFM MANAGEMENT TRUST, ETAL
C/O MICHAEL R STEPHENS
2120 LUNDY LAKE DR
ESCONDIDO CA 92029

APN: 569090006, ASMT: 569090006
KIM DAVID HAYS, ETAL
43300 MINTO WAY
HEMET CA. 92544

APN: 569330014, ASMT: 569330014
JOANNE L FRANK
70230 THUNDERBIRD RD
RANCHO MIRAGE CA 92270

APN: 569090014, ASMT: 569090014
LARRY D FOWLER, ETAL
3633 LA MADERA AVE
EL MONTE CA 91732

APN: 569090036, ASMT: 569090036
JOHN KEVIN SHEEHAN
140 E STETSON AVE 316
HEMET CA 92543

APN: 569090041, ASMT: 569090041
LAURITS BENSEND
29112 KLINE DR
SANTA ANA HEIGHTS CA 92707

APN: 569080009, ASMT: 569080009
JOHN M ROARK, ETAL
33425 VALERIO DR
HEMET CA. 92544

APN: 569330009, ASMT: 569330009
MARK MINTZ
1801 ROXBURY DR
LOS ANGELES CA 90035

APN: 569090013, ASMT: 569090013
JOHN REILLY
33871 OAK DR
HEMET CA. 92544

APN: 569330013, ASMT: 569330013
MARTIN BADILLO
21765 WALNUT DR
WILDOMAR CA 92595

APN: 569090040, ASMT: 569090040
JOSE A SIBRIAN, ETAL
730 CAMINO LOS BANOS
SAN JACINTO CA 92583

APN: 569340009, ASMT: 569340009
MICHAEL B BUTLER, ETAL
42021 GIBBEL RD
HEMET CA 92544

APN: 569090030, ASMT: 569090030
MICHAEL CARLSON
4206 ESTRELLA CT
HEMET CA 92544

APN: 569080016, ASMT: 569080016
WILLIAM D WASHINGTON
P O BOX 158
NUEVO CA 92567

APN: 569330006, ASMT: 569330006
RAUL G GARDUNO, ETAL
534 E D ST
ONTARIO CA 91764

APN: 569080020, ASMT: 569080020
REBECCA RODDENBERRY
33460 VALERIO DR
HEMET CA. 92544

APN: 569340008, ASMT: 569340008
RON CRAIG FOSTER, ETAL
1889 E CAMPUS WAY
HEMET CA 92544

APN: 569080019, ASMT: 569080019
THEODORE P TUTTLE
P O BOX 326
HEMET CA 92546

APN: 569090004, ASMT: 569090004
TIMOTHY W OWEN, ETAL
47441 HIGHWAY 74
HEMET CA 92544

APN: 569040031, ASMT: 569040031
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

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

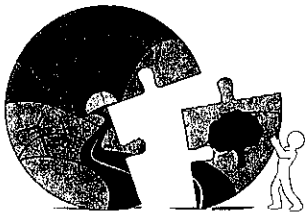
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

Applicant/Owner:
Brad Rose
26810 California Ave.
Hemet, CA 92545

Eng-Rep:
Land Engineering Consultants
c/o Steve Richie
P.O. Box 541 650 K Ave.
Calimesa, CA 92320



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

GPA 1063 / TR 35409

Project Title/Case Numbers

Wendell Bugtai

County Contact Person

951-955-2419

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Brad Rose

Project Applicant

26810 California Avenue

Address

Northerly of Minto Way, and southerly and westerly of Oak Drive

Project Location

General Plan Amendment No. 1063 proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum).

Tentative Tract Map No. 35409 proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one (1) 0.78 gross acre open space lot (Lot A) with an existing horse barn and arena. Lot A is will contain a private horse barn and arena for the residents of this subdivision, and shall be maintained by a Home Owners Association.

Project Description

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

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

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

Signature

Project Planner

Title

October 3, 2010

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41262 ZCFG4641

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * I1003131

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: ROSE BRAD \$17.25
paid by: VI 937983
CALIFORNIA FISH AND GAME FOR EA41262
paid towards: CFG04641 CALIF FISH & GAME: DOC FEE
at parcel: 43808 MINTO WAY HEM
appl type: CFG3

By _____ Nov 10, 2010 09:44
JCMITCHE posting date Nov 10, 2010

Account Code	Description	Amount
202013100300201800	COMBINED SUPPLMENTL FEES	\$17.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0701764

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: ROSE BRAD
paid by: CK 12953
CALIFORNIA FISH AND GAME FOR EA41262
paid towards: CFG04641 CALIF FISH & GAME: DOC FEE
at parcel: 43808 MINTO WAY HEM
appl type: CFG3

\$64.00

By _____ Jan 31, 2007 09:54
VDOMINGU posting date Jan 31, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0914180

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: ROSE BRAD
paid by: CK 1761
CALIFORNIA FISH AND GAME FOR EA41262
paid towards: CFG04641 CALIF FISH & GAME: DOC FEE
at parcel: 43808 MINTO WAY HEM
appl type: CFG3
\$1,993.00

By _____ Oct 06, 2009 15:53
SBROSTRO posting date Oct 06, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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