

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



602 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35164 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jeffrey and Brenda Kennison – Engineer/Representative: RJ Consultant and Development Services - Third Supervisorial District – Location: Northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road – 6.23 Gross Acres - Zoning: Residential Agricultural 2½ Acre Minimum (R-A-2½) - **REQUEST:** Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum parcel size of 3.11 acres.

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on August 22, 2011.

THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41119**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 35164, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Carolyn Syms Luna
Planning Director

(continued on next page)

Initials:
CSL:wb

REVIEWED BY EXECUTIVE OFFICE

DATE 9/19/11

Departmental Concurrence

Tina Grande

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

Prev. Agn. Ref.

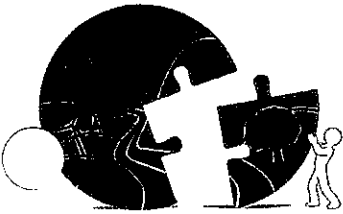
District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

Section V. 6 (b) of the Environmental Assessment was modified at the August 22, 2011 Director's Hearing. The determination for that subsection was erroneously checked as "Less than Significant with Mitigation Incorporated," and staff introduced the correction to change the checkmark to "Less than Significant Impact".



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: September 26, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE PARCEL MAP NO. 35164

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GIIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by October 6, 2011
Please schedule on the November 1, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4518)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35164 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jeffrey and Brenda Kennison – Engineer/Representative: RJ Consultant and Development Services - Third Supervisorial District – Location: Northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road – 6.23 Gross Acres - Zoning: Residential Agricultural 2½ Acre Minimum (R-A-2½) - REQUEST: Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum parcel size of 3.11 acres.

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on August 22, 2011.

THE PLANNING DIRECTOR:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41119, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 35164, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Carolyn Syms Luna
Planning Director

(continued on next page)

Initials:
CSL:wb

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

Policy

Consent

Dept Re

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

Section V. 6 (b) of the Environmental Assessment was modified at the August 22, 2011 Director's Hearing. The determination for that subsection was erroneously checked as "Less than Significant with Mitigation Incorporated," and staff introduced the correction to change the checkmark to "Less than Significant Impact".

Agenda Item No.: 2.4
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Wendell Bugtal
Directors Hearing: August 22, 2011

TENTATIVE PARCEL MAP NO. 35164
Environmental Assessment No. 41119
Applicant: Jeff and Brenda Kennison
Engineer/Representative: RJ Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a schedule "H" subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres.

The project is located northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community – Estate Density Residential (RC-EDR) (2 acre minimum)
2. Surrounding General Plan Land Use:
North - Rural Community – Estate Density Residential (RC-EDR) (2 acre minimum)
East – Rural: Rural Residential (R: RR) (5 acre minimum)
South – Agriculture (AG) (10 acre minimum) and Rural: Rural Residential (R: RR) (5 acre minimum)
West - Estate Density Residential (RC-EDR) (2 acre minimum)
3. Existing Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½)
4. Surrounding Zoning:
North - Residential Agricultural (2½ Acre Minimum) (R-A-2½)
East – Rural Residential (R-R) (½-acre minimum)
South – Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 20 Acre Minimum (A-1-20)
West - Residential Agricultural (2½ Acre Minimum) (R-A-2½)
5. Existing Land Use: Vacant
6. Surrounding Land Use: North, East and West – Single Family Residences
South - Vacant
7. Project Data: Total Acreage: 6.23
Total Proposed Parcels: 2
Proposed Min. Parcel Size: 3.11 acres
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41119**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35164**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

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

1. The project site is designated Rural Community – Estate Density Residential (RC-EDR) (2 acre minimum) on the Southwest Area Plan.
2. The proposed residential parcels with a minimum size of 2½ acres, conforms with the Rural Community – Estate Density Residential (RC-EDR) (2 acre minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community – Estate Density Residential (RC-EDR) (2 acre minimum) to the north, Rural: Rural Residential (R: RR) (5 acre minimum) to the east, Agriculture (AG) (10 acre minimum) and Rural: Rural Residential (R: RR) (5 acre minimum) to the south and Rural Community: Estate Density Residential (RC-EDR) (2 acre minimum) to the west.
4. The zoning for the subject site is Residential Agricultural - 2½ Acre Minimum (R-A-2½).
5. The proposed use, two (2) residential parcels, is a permitted use, subject to approval of a parcel map in the Rural Community: Estate Density Residential (RC-EDR) (2 acre minimum) general plan designation.

6. The proposed use, two (2) residential parcels, is consistent with the development standards set forth in the Residential Agricultural - 2½ Acre Minimum (R-A-2½) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural - 2½ Acre Minimum (R-A-2 ½) to the north, Rural Residential (R-R) to the east, Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 20 Acre Minimum (A-1-20) to the south and Residential Agricultural - 2½ Acre Minimum (R-A-2 ½) to the west.
8. Single family residential uses have been constructed and are operating in the project vicinity.
9. This project is located within Criteria Cell Group (Cell Group B, Cell No. 6154) of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such the Planning Department has conferred with the Environmental Programs Department and was determined that HANS No. 1729 was conducted, reviewed and approved for the subject property. This project fulfills those requirements.
10. Environmental Assessment No. 41119 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - c. High Fire Area
 - d. Agricultural Preserve
3. The project site is located within:
 - a. The boundaries of the Rancho California Zoning area.
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - c. Santa Margarita River Watershed
 - d. Liquefaction Zone (Moderate)
4. The subject site is currently designated as Assessor's Parcel Numbers 915-700-007 and 915-700-008.

LAND USE



Riverside County TLMA GIS

Selected parcel(s):
915-700-007 915-700-008

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

CITY

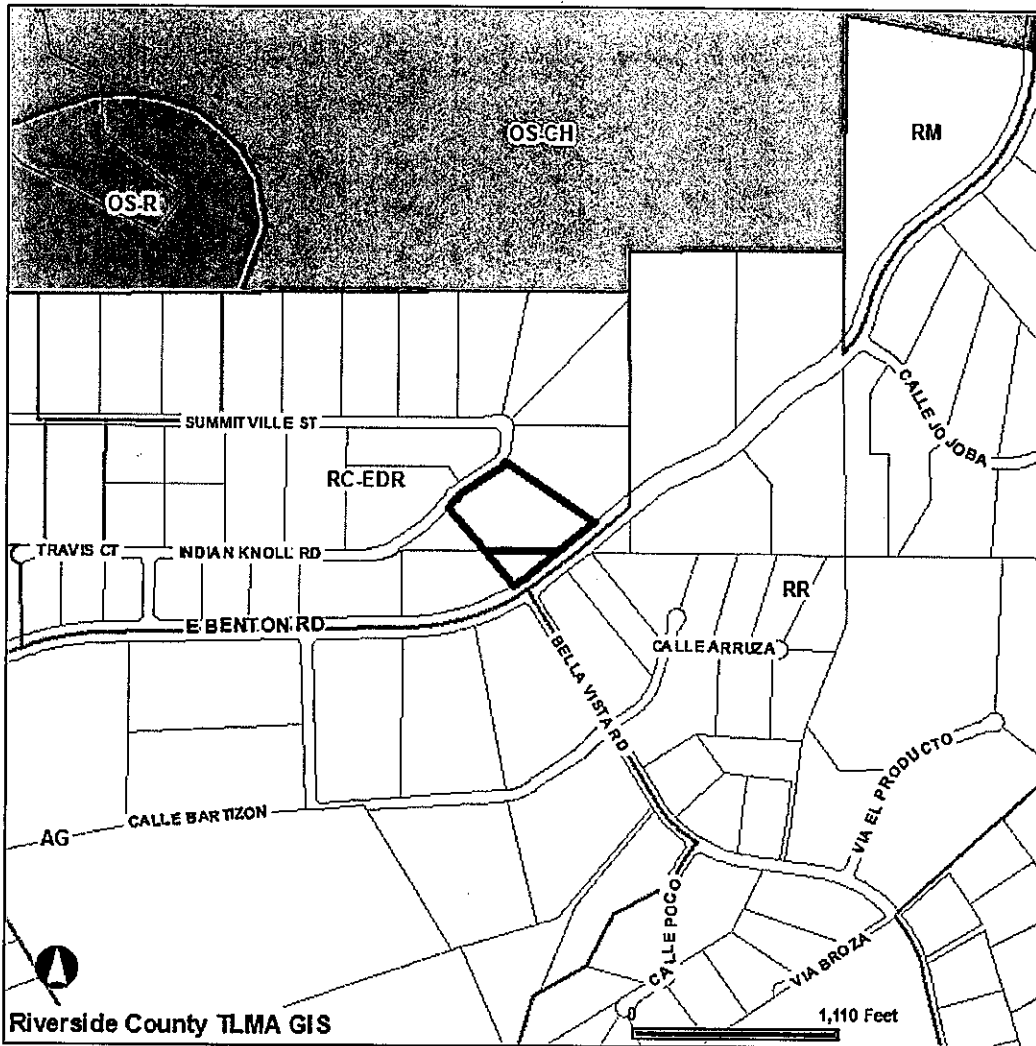
IMPORTANT

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

REPORT PRINTED ON...Tue Jul 05 16:22:18 2011

Version 110502

GENERAL PLAN



Selected parcel(s):
915-700-007 915-700-008

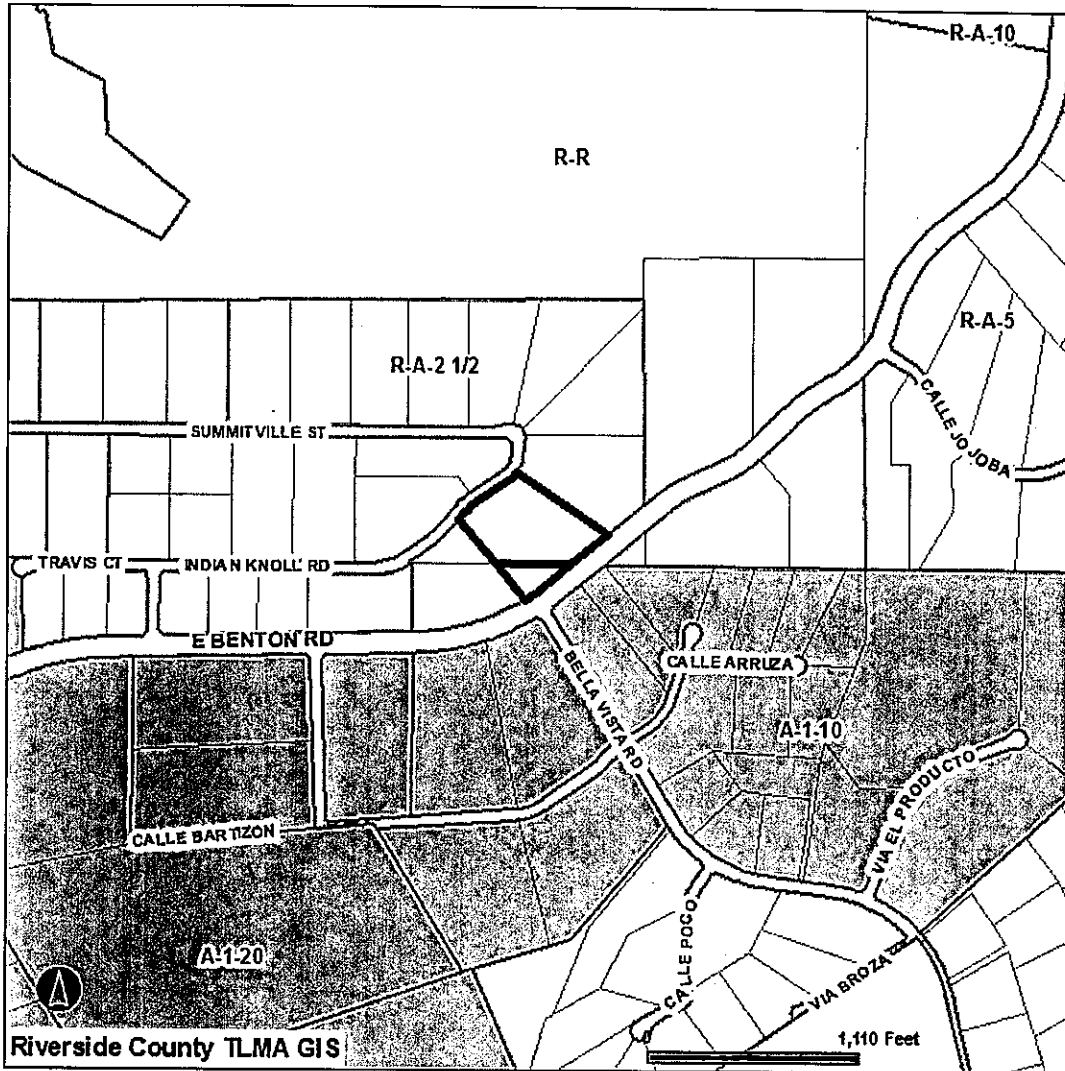
LAND USE

- | | | | |
|---|------------------------|---|---|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | AG - AGRICULTURE | <input type="checkbox"/> OS-CH - CONSERVATION HABITAT | <input type="checkbox"/> OS-R - OPEN SPACE RECREATION |
| EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL | RM - RURAL MOUNTAINOUS | RR - RURAL RESIDENTIAL | |

IMPORTANT
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REPORT PRINTED ON...Tue Jul 05 16:26:45 2011
Version 110502

ZONING



Selected parcel(s):
915-700-007 915-700-008

ZONING

- | | | | |
|--------------------------|-----------------|----------------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-10, A-1-20 | CV |
| R-A-10, R-A-2 1/2, R-A-5 | R-R | | |

IMPORTANT
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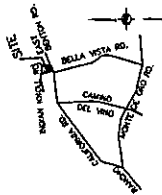
REPORT PRINTED ON...Tue Jul 05 16:27:04 2011
Version 110502

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 35164

APN 915-700-007 & 915-700-008

AMENDMENT NO. 2



TRIM 1/4 SEC. 18
VIOLATED MAP

GENERAL AGENT:
BRENDA KENNISON
1725 SUMMIT VISTA
TRIM 1/4 SEC. 18
TEL: (951) 251-0077

SITE ADDRESS:
APN 915-700-007
INDIAN KNOLL RD
TRIM 1/4 SEC. 18

REPRESENTATIVE:
CONSULTANT AND DEVELOPMENT SERVICES
1725 SUMMIT VISTA
TRIM 1/4 SEC. 18
TEL: (951) 251-0077

APPLICANT:
JEFFREY & BRENDA KENNISON
1725 SUMMIT VISTA
TRIM 1/4 SEC. 18
TEL: (951) 251-0077

PROPOSED DEVELOPMENT:
PROPOSED 200' WIDE CORRIDOR

ASSASSINATOR'S PARCELS:
APN 915-700-007
APN 915-700-008

THOMAS GUIDE:
SUN BELLEVILLE COUNTY, RIVERSIDE COUNTY, TRIM 2008
PAGE 878

LEGAL DESCRIPTION:
TRIM 1/4 SEC. 18
SUN BELLEVILLE COUNTY, RIVERSIDE COUNTY, TRIM 2008
PAGE 878

UTILITY:
RIVERSIDE COUNTY WATER DISTRICT
SUN BELLEVILLE COUNTY WATER DISTRICT
SUN BELLEVILLE COUNTY FIRE DISTRICT
SUN BELLEVILLE COUNTY SCHOOL DISTRICT

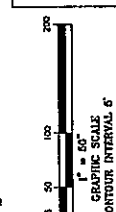
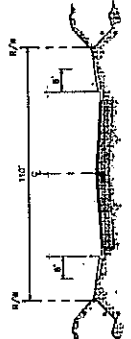
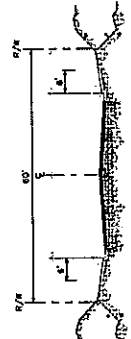
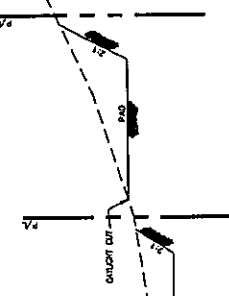
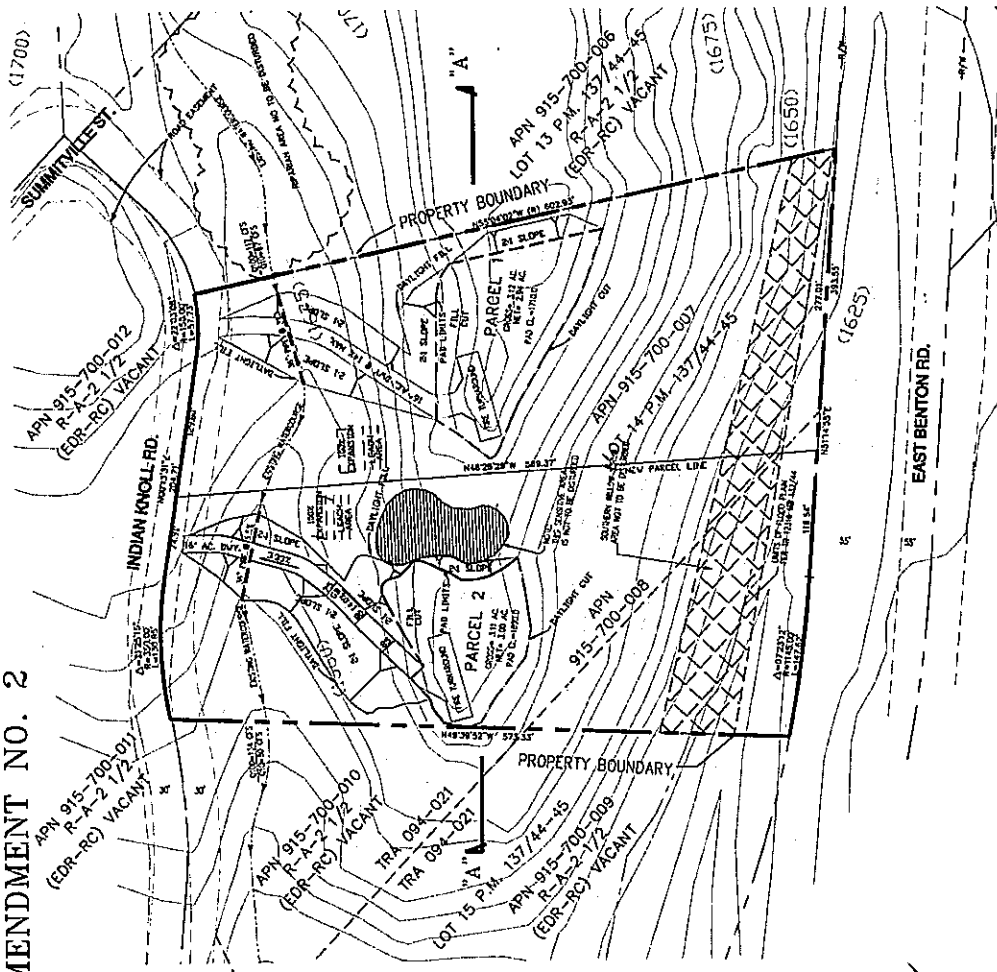
ZONING/USE:
R-1/2 1/2
GENERIC
RESIDENTIAL
PROPOSED 200' WIDE CORRIDOR

TOTAL PROPOSED PARCELS: 2 PARCELS

NOTES:
1. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE PROPERTY OR PARCELS TO BE DESCRIBED ON OTHER PARCELS.
2. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
3. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
4. ALL CONVEYANCES MUST BE SUBJECT TO THE RECORDING ACT OF THE COUNTY OF RIVERSIDE.
5. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
6. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
7. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
8. THE PROPERTY IS NOT SUBJECT TO A FLOOD HAZARD.
9. THIS MAP IS NOT SUBJECT TO CORRECTION, MODIFICATION, OR FLOOD HAZARD.
10. NO EASEMENTS OF RECORD ON PROPERTY.

LEGEND:

- CONTOUR LINE
- PROPERTY LINE
- EXISTING CORRIDOR
- PROPOSED CORRIDOR
- PROPOSED 200' WIDE CORRIDOR AREA



DATE: 10/15/2008
REVISIONS:
1
TENTATIVE
PARCEL MAP NO. 35164
FOR
JEFFREY & BRENDA KENNISON
A.P.N.: 915-700-007 & 915-700-008
DATE OF MAP: SEPTEMBER 2008

PREPARED BY:
RJ
CONSULTANT AND DEVELOPMENT SERVICES

DATE	REVISIONS	SHEET NO.
10/15/2008	1	1

To the North and West: Residential Agricultural – 2½ Acre Minimum (R-A-2½)
 To the South: Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Light Agriculture – 10 Acre Minimum (A-1-10)
 To the East: Residential Agricultural – 2½ Acre Minimum (R-A-2½), Light Agriculture – 10 Acre Minimum (A-1-10), and Rural Residential (R-R)

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

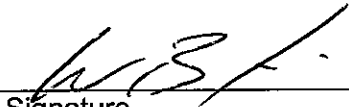
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


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

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

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

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


Signature


Date

Wendell Bugtai, Project Planner
Printed Name

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road. The GENERAL PLAN indicates that the project is not located within a designated scenic corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact: According to the GENERAL PLAN, the project site is located 16.71 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (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.24) All projects located within 45 miles of the Mount Palomar Observatory are subject to special lighting requirements set forth in Ordinance No. 655. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare.

b) While the adjacent properties are vacant or currently have residences, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input 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 project is located within the boundaries of land designated as farmland of local importance - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program) but not located within Prime, Unique or Farmland of Statewide Importance.

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

c) The project is adjacent to agriculturally zoned properties (across East Benton Road). Accordingly, the project has been conditioned (50.PLANNING.17 - Right-to-Farm) to include a note on the environmental constraints sheet to inform persons that agriculturally zone properties are located within 300-feet of the project site.

d) The project will not contribute to the cumulative loss of farmland in the County.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA 10.BS GRADE.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a general biological habitat study and focused burrowing owl survey.

b) No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

c) During the field survey conducted on September 14, 2006, no burrowing owls were observed within the project site; however, suitable habitat was observed throughout the project site.

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-f) Natural watercourses are not present on the project site. Additionally, there are no riverine/riparian resources on the site.

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

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.

CULTURAL RESOURCES Would the project

8. Historic Resources

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) The project will not alter or destroy an historic site.

b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input 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"/>

Source: Project Application Materials, Archaeological Study PD-A4591R1 and PD-A-4658

Findings of Fact:

a) It has been determined that a unique significant prehistoric resource is present on the parcel that will be preserved in perpetuity under a sterile cap with no development permitted over the site. Archaeological monitoring of any grading, trenching, or other earth-disturbing activities shall be required. (10.PLANNING.19), (50.PLANNING.25), (60.PLANNING.25), (60.PLANNING.28) and (60.PLANNING.29)

In addition, as a result of two archaeological investigations for this project (PD-A4591R1 and PD-A-4658) tribal monitoring of all clearing, grubbing, mass/rough grading, trenching, borrowing, tree or rock removals, and the preservation site capping shall be subject to tribal monitoring for the purposes of tribal consultation shall be accommodated. (60.PLANNING.27)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) The project will not disturb any human remains, including those interred outside of formal cemeteries.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

Findings of Fact:

a) The project is currently mapped as having a "low potential" for paleontological resources and staff does not have any reason to believe that the project will directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will

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

b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the Elsinore-Temecula Fault Zone. Therefore, ground rupture during a seismic event appears unlikely.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to GIS, the potential for liquefaction to exist on the project site is low. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

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 residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Findings of Fact:

a) The project site consists of a hillside that gently slopes from the northwest to the southeast. According to Figure S-5, the project is not located in an area with slopes greater than 25%. The project site and surrounding area does not consist of rocky terrain; therefore the project is not subject to rockfall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

a) The project site is not located in an area known to be susceptible to subsidence and not located near any documented areas of subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. 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) The project site is not located in an area susceptible to unstable geologic units or soil.

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.

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

- a) The project area includes rolling terrain and the pad elevations follow this hilly terrain so the project will not require an extensive amount of grading.
- b) The project will not create cut or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. All septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water shall be reviewed by the Environmental Health Department prior to approval. (80.E HEALTH.1)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake as no rivers, streams or lakes are located within the vicinity of the project site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

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.5) 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.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project Materials, Senate Bill 97, State CEQA Guidelines Revisions (State Adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a two (2) lot subdivision, there will be less than significant impact as it relates to greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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

Source: Project Application Materials

Findings of Fact:

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

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

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

Findings of Fact:

- 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 are required.

Monitoring: No monitoring measures are required.

24. 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 GIS, the project is not located within a high fire area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is on a ridge and as such does not receive any runoff from the north. Except for nuisance natural local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance No. 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. (COA 10.FLOOD RI.1)

b) The project is not proposing more than 5,000 square feet of impervious area; therefore a Water Quality Management Plan (WQMP) was not required for the proposed project. The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g-h) The project will not degrade water quality in any manner not addressed in the above comments. The project will not include any flood control facilities which would result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is on a ridge and as such does not receive any runoff from the north. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance No. 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. (COA 10.FLOOD RI.1)

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) Although the project will not be consistent with the proposed "draft" General Plan and Zoning requirements for the area, given the draft General Plan and Zoning have not been adopted, the proposed project is compliant with the current land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) in the Southwest Area Plan. Therefore, staff concludes that the project meets all requirements within current the General Plan and Zoning designations.

b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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 is consistent with the site's existing Residential Agricultural – 2½ Acre Minimum (R-A-2½) zone.
- b) Surrounding zoning is Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north, east, south, and west. The project is compatible with the surrounding zoning.
- c) Surrounding land uses include single family residences on large lots of two acres or more. The project will be compatible with the surrounding land uses.
- d) The proposed project is compliant with the current land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).
- e) Surrounding land uses include single family residences on large lots of two acres or more. The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

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

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

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

Findings of Fact: Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits.

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The GENERAL PLAN identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however the project will not result in the permanent loss of significant mineral resources.

c) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

d) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

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

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

a) The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

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

34. Noise Effects on or by the Project

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

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

Findings of Fact:

a) The proposed project in itself will not create additional noise, but future single-family home construction will create unavoidable incremental noise.

b) Through adherence to county regulations, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repair at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) Long-term noise generation from the site will not exceed standards established in the GENERAL PLAN, noise ordinance, or other applicable standards.

d) Excessive ground-borne vibration or ground-borne noise levels are not a typical impact of single family home construction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The project proposes the creation of four residential lots. This land division is consistent with the Riverside County General Plan, which is used to generate local and regional population projections.

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project is not in or near a County Redevelopment Project Area.
- e) The project will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.14) 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.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and 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 sheriff services. (COA 10.PLANNING.14) 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.

38. Schools

Source: Temecula Valley 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 Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.8) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.14) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed 6.23-acre parcel would not cause an 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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. 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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

- a-b) The proposed project does not create a substantial increase in demand for recreational facilities.
- c) The project is located within the Valley-Wide Park and Recreation District, which is responsible for the collection of Quimby fees. With incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.26, 90.PLANNING.4) Any project located within a County Service Area entitled to collect Quimby Fees, or Recreation and Park District will be conditioned to pay Quimby fees; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. 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, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

- a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.
- b) The proposed project will not result in inadequate parking capacity.
- c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns.
- e) The project will not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) No additional onsite right-of-way shall be required on Summitville Street and Indian Knoll Road since adequate right-of-way exists. Summitville and Indian Knoll Road shall be improved with 24 feet of acceptable Aggregate Base on a 32 foot graded section within the 60 foot full width right-of-way.
- h) Project construction should not impede traffic flow.
- i) The project has been conditioned for emergency access in the typical manner required by the Fire Department for projects located in high fire areas. These standard requirements are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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j) The project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project is not located near a bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: The project will be served by Rancho California Water District (RCWD) with water facilities pursuant to the arrangement of financial agreements.

a) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

<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
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"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by AM/PAC and Associates dated September 19, 2006. For each 100 gallons of septic tank capacity, 65 square feet of leach line bottom area will be required. Prior to issuance of grading permit, the following information shall be addressed where Subsurface Septic Sewage Disposal is intended: 1) the proposed cuts and/or fills in area 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 title line to be installed and all required expansion are shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed; and 5) the appropriateness of the grading plan with regard to the soils percolation engineer's report. These plans are to be submitted to the Department of Environmental Health for approval. 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. (60.E HEALTH.1, 60.E HEALTH.2) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

b) The Department of Environmental Health will permit the domestic Sewage Disposal from the individual lots proposed by the subdivision. Department of Environmental Health will review and approve project plans for Sewage Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

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 project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Findings of Fact:

a) The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

There are not other impacts that staff identified as part of this analysis.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

53. Does the project have environmental effects that will

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

cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Archaeological Study PD-A4591R1 and PD-A-4658

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35164 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35164, Amended No. 2, dated 1/13/11.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.) RECOMMND
COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

10.BS GRADE. 16 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 2 RCWD POTABLE WATER SERVICE

RECOMMND

Parcel Map#35164 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 3 PM#35164 - COMMENTS

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map#35164 based on BMB Tech Soils Percolation Report #PRSP-101102 dated 10/11/06 provided that all parameters set forth by this report is maintained.

10.E HEALTH. 4 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

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

In addition, no part of the propsoed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 5 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

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

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.E HEALTH. 5 DEH SITE EVALUATION (cont.) RECOMMND

all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

10.E HEALTH. 6 OWTS/ATU PLANS & FLOOR PLANS RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU 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

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

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

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 35164 is a proposal to subdivide an approximately 6.2-acre site into two lots for residential use. The site is located in the east Rancho California area between East Benton Road and Indian Knoll Road east of Bella Vista Road.

A large watercourse flows southwesterly adjacent to East Benton Road along the southerly property line. The flood plain from this watercourse was delineated on the final map for Tract 12316 (MB 137/44) and has been replicated on the tentative map. Another watercourse with a drainage area of approximately 40-acres which flows southwesterly along the northerly portion of the site has been delineated. Driveway culverts are proposed to provide access over this watercourse between the pads and Indian Knoll Road. Except for these culverts, the watercourse and the flood plain shall be kept free of any grading, buildings and obstructions. The proposed pad locations are on high ground outside of the flood plain and the watercourse and are considered free from flood hazard. However, a storm of unusual magnitude may cause damage and/or impair access. Grading shall perpetuate the natural drainage patterns of the area and new construction shall comply with all applicable ordinances.

This project is located within the Santa Margarita River Region of the San Diego Regional Water Quality Control Board and is considered 'Hillside Development' where the development grade on any natural slope is twenty-five percent (25%) or greater. Therefore, if development of this project site, including the construction of a residence on a single parcel, creates 10,000 square feet or more of impervious surface, a final project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

The property is within the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2 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. 4 MAP - LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 8 MAP - ZONING STANDARDS

RECOMMND

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

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST

RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 13 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. 14 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

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 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. 17 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from 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. 18 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:

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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

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

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

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

10.PLANNING. 19

MAP - PRESERVE RESOURCE SITE

RECOMMND

The midden area of resource site CA-RIV-2169 shall be preserved and protected in perpetuity under a five-foot thick cap of sterile soil pursuant to an approved capping plan. The cap shall have a berm on the edges to keep the earth in place and be constructed according to the approved capping plan.

10.PLANNING. 20

MAP - LC LANDSCP REQUIREMENTS

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - LC LNDSCP REQUIREMENTS (cont.)

RECOMMND

growth condition.

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

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

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

10.PLANNING. 21

MAP - LC LNDSCP 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. 22

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - LOW PALEO (cont.) (cont.)

RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Indian Knoll Road and East Benton Road since adequate right-of-way exists, per PM12316, MB 137/44 & 45.

PARCEL MAP Parcel Map #: PM35164

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along East Benton Road and Indian Knoll Road due to existing improvements.

10.TRANS. 8 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit 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. 9 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 (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP -ECS NO IMPACT TO RIPARIAN .

RECOMMND

THE AREA SHOWN AS SOUTHERN WILLOW SCRUB ALONG THE SOUTHERN BOUNDARY OF THE SITE ON PAGE 4 OF THE BIOLOGICAL REPORT SUBMITTED BY JEFF KIDD DATED 9/20/06 MUST BE DELINEATED ON THE FINAL EXHIBIT FOR RECORDATION AS "ECS-NOT TO BE DISTURBED" AND THIS AREA MUST NOT BE IMPACTED.

50.EPD. 2 EPD - MSHCP GRADING

RECOMMND

No impacts from grading including manufactured slopes shall occur within any biologically constrained areas and must be clearly delineated on all exhibits.

50.EPD. 3 EPD - FUEL MOD ZONES

RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 16 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 4 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, at the driveway entrance or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

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

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

50.FLOOD RI. 3 MAP DELINEATE WC ON ECS (PAR) RECOMMND

The natural watercourse that traverses Parcels 1 and 2 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6

MAP SHOW FLOODPLAIN ECS

RECOMMND

As shown on the tentative map, the 100 year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 9

MAP WQMP NOTE ON ECS

RECOMMND

This project is located within the Santa Margarita River Region of the San Diego Regional Water Quality Control Board and because of the steep terrain in a 'Hillside Development', any significant grading may trigger the submittal of a final project specific Water Quality Management Plan (WQMP). A note shall be placed on the environmental constraint sheet (ECS) stating, "This project

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP WQMP NOTE ON ECS (cont.) RECOMMND

site has a natural slope that is more than 25 percent and may have impacts to water quality. 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 final project specific Water Quality Management Plan shall be submitted to the District."

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 1/2 zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT (cont.) RECOMMND

subject property has been annexed to Valley-Wide Recreation and Parks District.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and 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. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1-2, as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 21 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. 24 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 25 MAP*- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report nos. PD-A-4591R1 and PD-A-4658R1 was prepared for this property on October 28, 2010 by SRS, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP*- ECS NOTE ARCHAEOLOGICAL (cont.) RECOMMND
the report."

TRANS DEPARTMENT

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND
Lot access shall be restricted on East Benton Road and so noted on the final map.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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

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

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

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

Grading Environmental Assessment shall be submitted to the Planning 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. 6 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 ECS - NO IMPACT TO RIPARIAN RECOMMND

THE AREA SHOWN ON PAGE 4 OF THE BIOLOGICAL REPORT SUBMITTED BY JEFF KIDD DATED 9/20/07 MUST BE DELINEATED AS "ECS- NOT TO BE DISTURBED" ON ALL GRADING PLANS AND THIS RIPARIAN RESOURCE MUST NOT BE IMPACTED. PRIOR TO GRADING ACTIVITES ONSITE THIS AREA MUST BE STAKED OFF AND A EPD PERSONNEL VISIT THE SITE TO ENSURE THIS HAS BEEN PROPERLY DONE.

60.EPD. 2 EPD - GRADING BMPs RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - REVIEW & APPROVAL

RECOMMND

Fire Department shall review and approve building access and water for new single family dwellings.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 35164 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 3 MAP NEED WQMP ON 25% SLOPE

RECOMMND

This project site has a natural slope that is more than twenty-five percent (25%) and may have impacts to water quality. Therefore, if development of this project site, including the construction of a residence on a single parcel, creates 10,000 square feet or more of impervious surface, a final project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

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

60.PLANNING. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.)

RECOMMND

vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.23 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. 17 MAP - FEE BALANCE

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 25 GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained within archaeological studies PD-A-4591R1 and PD-A-4658, it has been demonstrated that a unique and significant prehistoric archaeological resource is present on the parcel that will be preserved in perpetuity under a sterile cap with no development permitted over the site. Archaeological monitoring of any grading, trenching, or other earth-disturbing activities shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a County-certified qualified Archaeologist for monitoring services and any necessary mitigation. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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

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

60.PLANNING. 27

GEN- TRIBAL MONITORING

RECOMMND

As a result of two archaeological investigations for this project (PD-A-4591R1 and PD-A-4658R1) and tribal comment and consultation, it has been determined that tribal monitoring of all clearing, grubbing, mass/rough grading, trenching, borrowing, tree or rock removals, and the preservation site capping shall be subject to tribal monitoring for the purposes of tribal consultation shall be accommodated.

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

The Tribal Monitor shall be allowed 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, preservation site capping and similar activities. The Tribal Monitor(s) 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 Project Archaeologist for the purpose of tribal consultation only.

The developer/permit holder shall submit a fully executed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 GEN- TRIBAL MONITORING (cont.)

RECOMMND

copy of the agreement 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 Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County, tribal monitor, and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal 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 tribe 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, or required, the developer/permit holder is responsible for all costs.

60.PLANNING. 28 MAP- SITE CAPPING PLAN SUBMIT

RECOMMND

Prior to issuance of any grading permits, the applicant shall cause to have prepared, and submitted to the County Archaeologist for approval, a detailed plan for the preservation capping of the cultural resources site midden area as recommended by the archaeological testing investigation PD-A-4658, prepared by SRS, Corporation, dated October 2010. The capping plan is to be prepared by a County-certified professional archaeologist.

60.PLANNING. 29 MAP- SITE CAPPING COMPLETED

RECOMMND

Prior to issuance of any grading permits, the capping of archaeological site CA-RIV-2160 shall be completed to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

MAP- SITE CAPPING COMPLETED (cont.)

RECOMMND

satisfaction of the County Archaeologist and according to the approved site capping plan. Capping activities may be observed by tribal monitor for Pechanga Band of Luiseno Indians, at the Tribe's expense.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1

EPD - FINAL GRADING

RECOMMND

EPD shall visit the site prior to final grading inspection signoff to ensure no grading has occurred in any biologically constrained areas.

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.

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP GRADING RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

07/05/11
17:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - REVIEW & APPROVAL

RECOMMND

Fire department shall review and approval for water and access for all single family dwellings.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 35164 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP NEED WQMP ON 25% SLOPE

RECOMMND

This project site has a natural slope that is more than twenty-five percent (25%) and may have impacts to water quality. Therefore, if development of this project site, including the construction of a residence on a single parcel, creates 10,000 square feet or more of impervious surface, a final project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

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

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - SCHOOL MITIGATION

RECOMMND

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

07/05/11
17:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 3 MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

07/05/11
17:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - PRECISE GRD'G APRVL (cont.) RECOMMND
and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND
Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND
Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND
PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM.

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

PLANNING DEPARTMENT

90.PLANNING. 4 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. 6 MAP - SKR FEE CONDITION RECOMMND
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the

07/05/11
17:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM35164

Parcel: 915-700-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

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

90.PLANNING. 9 GEN - CULTURAL RESOURCES RPT

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

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

DATE: January 20, 2011

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. Archeologist

TENTATIVE PARCEL MAP NO. 35164, AMENDED NO. 2 – EA41119 – Applicant: Jeffrey and Brenda Kennison – Engineer/Representative: RJ Consultant and Development Services - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road – 6.23 Gross Acres - Zoning: Residential Agricultural 2½ Acre Minimum (R-A-2½) - **REQUEST: Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres. – APN(s): 915-700-007 & 915-700-008 – Related Cases: HANS01729 - **NOTE: Applicant revised location of fire turnaround and pad location on Parcel 2 due to archaeological sensitivity area to be preserved.****

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 **February 17, 2011 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 **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at wbugtai@rctima.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.

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

DATE: May 29, 2007

TO:

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

Valley-Wide Recreation & Parks Dist.
CSA 152A c/o EDA
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Caltrans Dist. #8
EIC "Attachment A"
Pechanga Indian Tribe
Soboba Indian Tribe

TENTATIVE PARCEL MAP NO. 35164 – EA41119 – Applicant: Jeff and Brenda Kennison – Engineer/Representative: RJ Consultant - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of East Benton Road, Southerly of Summitville Street, and Easterly of Warren Road. – 6.23 Gross Acres - Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) - **REQUEST:** Proposal for a Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 2 ½ acres. – APN(s): 915-700-007 & 915-700-008. – Related Cases: HANS01729

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

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@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.



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

April 11, 2007

Mr. Jeff Kennison
36705 Summitville Street
Temecula, CA 92592

Dear Mr. Kennison:

RE: HANS No. 1729
Case No. PM 35164
Assessor's Parcel Number(s): 915-700-007

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the Joint Project Review process to tender a deposit of \$1,500 to the RCA.¹ The RCA will contact you when the deposit for Joint Project Review is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Ken Bay for

Gregory A. Neal
Deputy Director

GAN:ms

xc: Michael Richard, Ecological Resource Specialist

¹Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06



**Rancho
Water**

July 23, 2007

Alisa Krizek, Case Planner
Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Board of Directors

Stephen J. Corona
President

William E. Plummer
Sr. Vice President

Ralph H. Daily

Ben R. Drake

Lisa D. Herman

John E. Hoagland

Michael R. McMillan

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 35164
LOT NO. 14 OF TRACT MAP NO. 12316
APN 915-070-007 AND APN 915-070-008
[JEFFREY AND BRENDA KENNISON]**

To Whom It May Concern:

Officers:

Brian J. Brady
General Manager

Phillip L. Forbes
Assistant General Manager /
Chief Financial Officer

E. P. "Bob" Lemons
Director of Engineering

Perry R. Louck
Director of Planning

Jeffrey D. Armstrong
Controller

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD), and fronts an existing 8-inch diameter water pipeline within Indian Knoll Road. Water service, therefore, would be available upon the completion of financial arrangements between RCWD and the property owner. If new facilities are required for fire protection or other purposes, the customer will need to contact RCWD for fees and requirements.

Water availability is contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD. In addition, property owner will be required to sign an acknowledgement of low water service pressure when application for service is made.

Sanitary sewer service to the subject project, if available, would be provided by Eastern Municipal Water District. If you should have any questions, please contact an Engineering Services Representative at this office.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corey F. Wallace, P.E.

Development Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

07CW:lm090\FEG

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

set CC004026

CHECK ONE AS APPROPRIATE:

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

** (LOT SPLIT)*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 35164 DATE SUBMITTED: _____
EA 41119 CFC 04518

APPLICATION INFORMATION

Applicant's Name: JEFF, BRENDA KENKSON E-Mail: _____

Mailing Address: 36705 Summitville ST
Temecula CA 92592
City State ZIP

Daytime Phone No: (951) 375-0707 Fax No: () _____

Engineer/Representative's Name: RJ CONSULTANTS E-Mail: _____

Mailing Address: 28441 RANCHO CALIFORNIA ROAD
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 676-4592 Fax No: () _____

Property Owner's Name: JEFF, BRENDA KENKSON E-Mail: _____

Mailing Address: 36705 Summitville ST
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 375-0707 Fax No: () _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jeff Kennison _____
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JEFF KENNISON _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
BRENDA KENNISON _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 915 700 007 008

Section: 18 Township: 75 Range: 1W

Approximate Gross Acreage: 6 ACERS

General location (street address, cross streets, etc.): North of E BENTON RD, South of _____, East of RANCHO ALFREDO West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____

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):

LOT SPLIT 2 parcels

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). _____ (Parcel Map, Zone Change, etc.)

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

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

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

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) PROPERTY LINE

Is sewer service available at the site? Yes No

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

Will the proposal 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: 2500

Estimated amount of fill = cubic yards 2500

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

NONE

How many anticipated truckloads? NONE truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 20,000 x (2) 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) [Signature] Date 10/11/06

Owner/Representative (2) [Signature] Date 10/11/06



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 5, 2007

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

RE: Tentative Parcel Map No. 35164
Proposal: Subdivision of 6.23 acres into two parcels
APN: 915-700-007, -008

Dear Ms. Krizek:

The Riverside County Waste Management Department has reviewed the proposed project located south of Summitville Street, north of East Benton Road, and east of Warren Road, in the Southwest Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross, Planner

PD#46120 v38



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

June 7, 2007

Attn: Alisa Krizek
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Re: TTPM No. 35164- EA41119

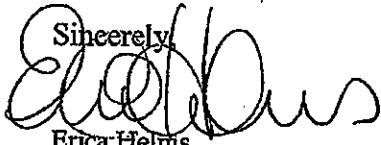
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas.

Soboba Band of Luiseño Indians is requesting the following:

1. Further **government to government** consultation.
2. Copies of archeological and/or cultural resource documentation.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests Cultural Resource Monitor(s) to be present during any ground disturbing proceedings.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.]



Sincerely,


Erica Helms
Soboba Band of Luiseno Indians
Phone (951) 487-8268
Cell (951) 663-8333
ehelms@soboba-nsn.gov

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

DATE: May 29, 2007

TO:

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

Valley-Wide Recreation & Parks Dist.
CSA 152A c/o EDA
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Caltrans Dist. #8
EIC "Attachment A"
Pechanga Indian Tribe
Soboba Indian Tribe

TENTATIVE PARCEL MAP NO. 35164 – EA41119 – Applicant: Jeff and Brenda Kennison – Engineer/Representative: RJ Consultant - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of East Benton Road, Southerly of Summitville Street, and Easterly of Warren Road. – 6.23 Gross Acres - Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) - **REQUEST:** Proposal for a Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 2 ½ acres. – APN(s): 915-700-007 & 915-700-008. – Related Cases: HANS01729

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

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

SEE ATTACHED

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

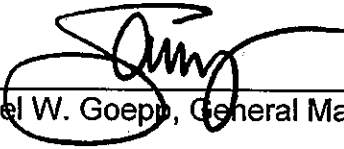


Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

Parcel No. 35164

1. ***LAFCO annexation may be required for this parcel.*** The developer should be conditioned to pay all fees assessed by LAFCO to meet LAFCO requirements for annexation.
2. Developer is required to ***pay park fees*** on all residential units.
3. The developer should form an HOA for the maintenance of any streetscape improvements.



Samuel W. Goepfert, General Manager

June 1, 2007

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

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

TENTATIVE PARCEL MAP NO. 35164 - Intent to Adopt a Mitigated Negative Declaration – Applicant: Jeffrey and Brenda Kennison – Engineer/Representative: RJ Consultant and Development Services - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road – 6.23 Gross Acres - Zoning: Residential Agricultural 2½ Acre Minimum (R-A-2½) - **REQUEST:** Schedule H subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres – APN(s): 915-700-007 & 915-700-008. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: August 22, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/6/2011

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 35164 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

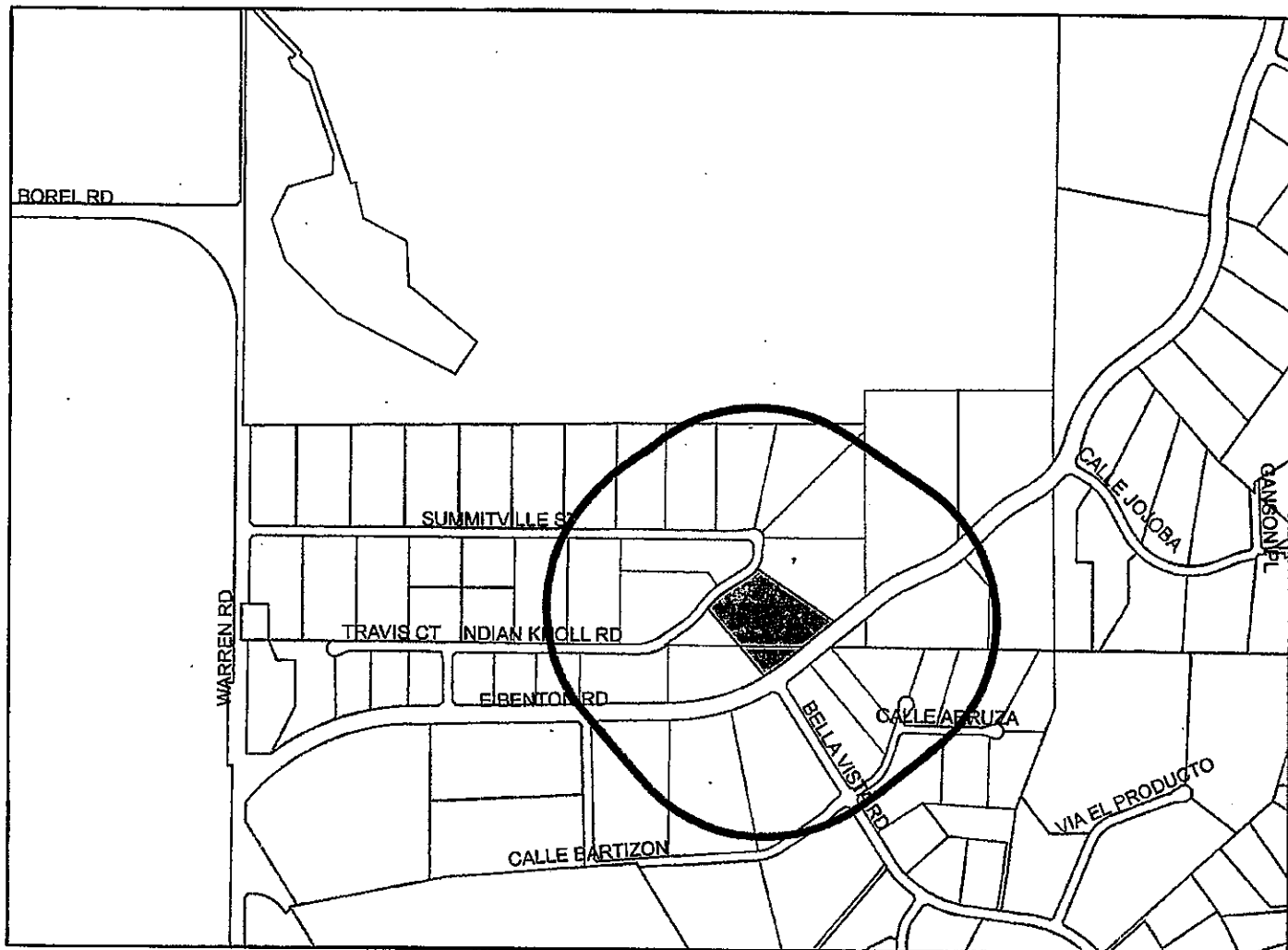
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/11/11 *com*
EFFECTIVE: 10/11/11

1000 feet buffer



Selected Parcels

924-370-009	915-700-003	924-310-016	915-690-007	915-700-010	915-700-009	924-310-023	915-700-014	915-700-017	915-700-016
915-700-015	924-310-017	924-310-018	915-700-011	924-310-022	915-700-006	915-700-002	915-700-005	915-700-008	915-700-007
915-690-008	915-700-001	915-700-013	924-370-013	915-690-009	915-060-010	924-310-014	915-700-012	924-310-021	924-370-012
915-700-004	924-320-013	924-320-014	924-320-016	924-310-013					



1,200 600 0 1,200 Feet

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

APN: 924370009, ASMT: 924370009
ALBERT SALAZAR, ETAL
C/O MARANATHA CITRUS
1501 E BOYLE AVE
ESCONDIDO CA 92027

APN: 924310017, ASMT: 924310017
DENISE M WADE
36940 CALLE ARRUZA
TEMECULA, CA. 92592

APN: 915700003, ASMT: 915700003
BERYL KEMPTON, ETAL
36644 SUMMITVILLE ST
TEMECULA, CA. 92592

APN: 924310018, ASMT: 924310018
EDMUND GONZALES, ETAL
36950 CALLE ARRUZA
TEMECULA, CA. 92592

APN: 924310016, ASMT: 924310016
BETH A RUSSELL
36747 CALLE BARTIZON
TEMECULA, CA. 92592

APN: 915700011, ASMT: 915700011
EDWARD J BENNETT, ETAL
36550 INDIAN KNOLL RD
TEMECULA, CA. 92592

APN: 915690007, ASMT: 915690007
CAT DUY MAI, ETAL
7527 MAGELLAN ST
CARLSBAD CA 92009

APN: 924310022, ASMT: 924310022
EMMANUEL GRIGORIADIS, ETAL
36725 CALLE BARTIZON
TEMECULA, CA. 92592

APN: 915700009, ASMT: 915700009
CHARLES R HAYES
123 N GARFIELD PL
MONROVIA CA 91016

APN: 915700006, ASMT: 915700006
JAMES ALBANO
42380 ZEVO DR
TEMECULA CA 92590

APN: 924310023, ASMT: 924310023
CODY NAIL, ETAL
36735 CALLE BARTIZON
TEMECULA, CA. 92592

APN: 915700002, ASMT: 915700002
JAMES P VINCER, ETAL
36594 SUMMITVILLE ST
TEMECULA, CA. 92592

APN: 915700015, ASMT: 915700015
COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING SERVICES
3133 7TH ST
RIVERSIDE CA 92501

APN: 915700005, ASMT: 915700005
JEFFREY D KENNISON, ETAL
36705 SUMMITVILLE ST
TEMECULA, CA. 92592

APN: 915700007, ASMT: 915700007
JEFFREY DEAN KENNISON, ETAL
36705 SUMMERVILLE
TEMECULA CA 92592

APN: 924310014, ASMT: 924310014
OBED O LUCERO, ETAL
36945 CALLE ARRUIZA
TEMECULA CA 92592

APN: 915690008, ASMT: 915690008
JEFFREY MAICHEL, ETAL
P O BOX 890039
TEMECULA CA 92589

APN: 915700012, ASMT: 915700012
PAREED K MOHAMED, ETAL
906 S SUNSET NO 101
WEST COVINA CA 91790

APN: 915700001, ASMT: 915700001
JOHN ZAVOLI, ETAL
36544 SUMMITVILLE ST
TEMECULA, CA. 92592

APN: 924310021, ASMT: 924310021
PATRICK M KELLY, ETAL
P O BOX 711
TEMECULA CA 92593

APN: 915700013, ASMT: 915700013
JULIE S PAGE
28465 OLD TOWN FRONT 325
TEMECULA CA 92590

APN: 924370012, ASMT: 924370012
PAUL BERINSON, ETAL
36395 INDIAN KNOLL RD
TEMECULA, CA. 92592

APN: 924370013, ASMT: 924370013
MATTHEW BRITTON, ETAL
674 BOWCREEK DR
DIAMOND BAR CA 91765

APN: 915700004, ASMT: 915700004
PERRY H FRESE, ETAL
39527 TERRILL CT
TEMECULA CA 92591

APN: 915690009, ASMT: 915690009
MICHAEL CADY
36374 INDIAN KNOLL RD
TEMECULA CA 92592

APN: 924320016, ASMT: 924320016
RONALD R MOSTERO, ETAL
505 CHISWICK RD
PALOS VERDES EST CA 90274

APN: 915060010, ASMT: 915060010
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 924310013, ASMT: 924310013
TRACY A MEEKS, ETAL
36727 CALLE BARTIZON
TEMECULA CA 92592

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

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

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

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

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

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

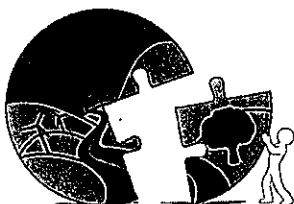
Southern California Edison
2244 Walnut Grove Ave. Room 312
P.O. Box 800
Rosemead, CA 91770-0800

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

Soboba Band of Mission Indians
Scott Cozaet, Chairperson
P.O. Box 487
San Jacinto, CA 92581

Applicant/Owner:
Jeff & Brenda Kennison
36705 Summitville St.
Temecula, CA 92592

Eng-Rep:
RJ Consultants
28441 Rancho California Rd.
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 35164

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

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

COMPLETED/REVIEWED BY:

By: Wendell Bugtai Title: Project Planner Date: August 1, 2011

Applicant/Project Sponsor: David Mares Date Submitted: August 1, 2011

ADOPTED BY: Planning Director

Person Verifying Adoption: Wendell Bugtai Date: August 8, 2011

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

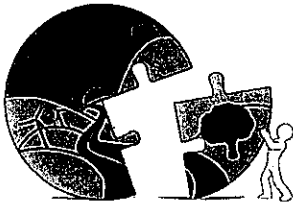
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact wbugtai@rctlma.org at 951-955-2419.

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

Please charge deposit fee case#: ZEA41119 ZCFG4518

FOR COUNTY CLERK'S USE ONLY



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.

PM35164 / EA 41119 / CFG 4518
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)

Jeff and Brenda Kennison
Project Applicant

36705 Summitville, Street, Temecula, CA 92592
Address

The project is located northerly of East Benton Road, southerly of Summitville Street, and easterly of Warren Road.
Project Location

Tentative Parcel Map No. 35164 is a schedule "H" subdivision of 6.23 gross acres into two residential lots with a minimum lot size of 3.11 acres.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 8, 2011, 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 (\$2,044.00 + \$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, 12th Floor, Riverside, CA 92501.

Signature

Wendell Bugtai, Project Manager
Title

August 8, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM35164\PM35164 - NOD Form - 4-4-11.docx

Please charge deposit fee case#: ZEA41119 ZCFG4518 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0612445

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: KENNISON JEFF
paid by: CK 1366 \$64.00
CA FISH & GAME FEE FOR EA41119
paid towards: CFG04518 CALIF FISH & GAME: DOC FEE
at parcel: 36601 INDIAN KNOLL RD TEM
appl type: CFG3

By SBROSTRO Oct 23, 2006 14:23
posting date Oct 23, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1105074

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: KENNISON JEFF \$2,044.00
paid by: CK 1832
CA FISH & GAME FEE FOR EA41119
paid towards: CFG04518 CALIF FISH & GAME: DOC FEE
at parcel: 36601 INDIAN KNOLL RD TEM
appl type: CFG3

By _____ May 23, 2011 14:48
MGARDNER posting date May 23, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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