

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



465B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 21, 2012

SUBJECT: TENTATIVE PARCEL MAP NO. 31976 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Joylen, LP – Third/Third Supervisorial District – Location: northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road and westerly of Grant Street – REQUEST: The tentative parcel map is a Schedule “H” subdivision of 59.84 gross acres into four (4) 10-acre residential parcels and one (1) 10.06-acre remainder parcel.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 9, 2009.

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40077, 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,

APPROVE TENTATIVE PARCEL MAP NO. 31976, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: On March 9, 2009, PM31976 appeared before the Riverside County Planning Director’s Hearing. This hearing body approved the proposed project as recommended by Planning staff. At the Director’s Hearing, the following Conditions of Approval were added:

10.PLANNING.24 (Landscape Maintenance) and 10.PLANNING.25 (Front Yard Landscaping).

Carolyn Syms
Carolyn Syms Luna
Planning Director

Initials: *D.M.*
CSL:ar/dm

REVIEWED BY EXECUTIVE OFFICE

DATE *4/9/12 rmg*

Tina Grande

Departmental Concurrence

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.2

4.1

Agenda Item No.:
Area Plan: San Jacinto Valley
Supervisorial District: Third
Project Planner: Jeff Horn
Director's Hearing: March 9, 2009

TENTATIVE PARCEL MAP NO. 31976
ENVIRONMENTAL ASSESSMENT NO. 40077
Applicant: Joylen, LP
Engineer/Rep.: James W. Unland

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 31976 proposes a Schedule "H" subdivision of 59.84 acres into four (4) parcels with ten (10) gross acre minimum lot size and one (1) 10.06 gross acre designated remainder.

The property is located northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road, and westerly of Grant Street.

SUMMARY OF FINDINGS:

- | | |
|------------------------------|--|
| 1. General Plan Designation: | Agriculture: Agriculture (AG) (10 acre minimum) and Rural: Rural Mountainous (RM) (10 acre minimum) |
| 2. Existing Zoning: | Rural Residential (R-R) |
| 3. Surrounding Zoning: | Light Agricultural (A-1-20) to the north, Rural Residential (R-R) to the east and west, and Light Agricultural (A-1-10) to the south. |
| 4. Existing Land Use: | Single Family Residence and Vacant land |
| 5. Surrounding Land Use: | Agriculture and Vacant Land |
| 6. Project Data: | Total Acreage: 59.84
Total Proposed Parcels: Four (4), One (1) designated remainder
Proposed Min. Lot Size: Ten (10) Gross Acre
Schedule: H |
| 7. Environmental Concerns: | None |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40077**, 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. 31976**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

CONCLUSIONS:

- The proposed project is in conformance with all elements of the Riverside County General Plan.

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

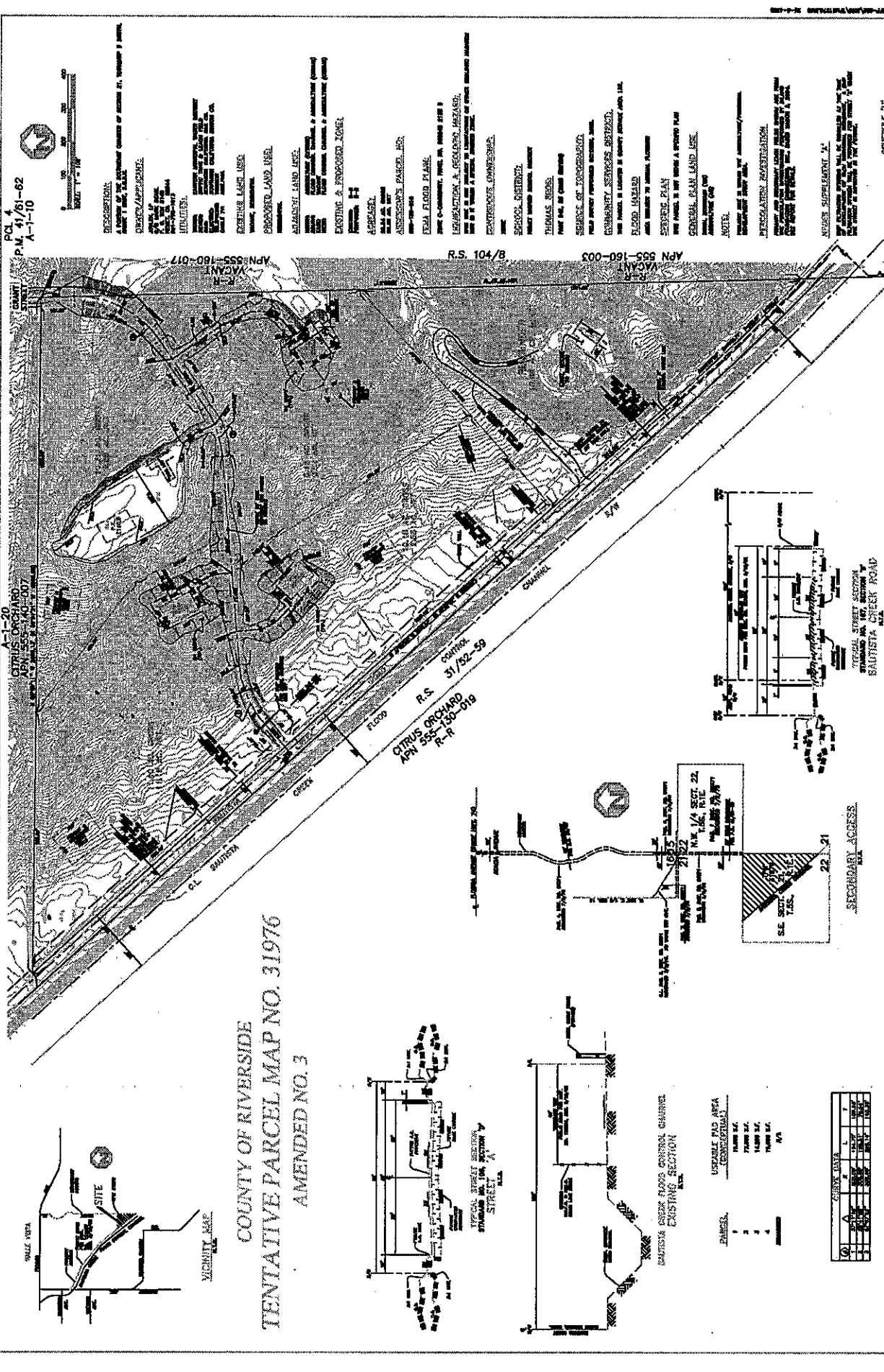
FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture (AG) (10 acre minimum) and Rural Mountainous (RM) (10 acre minimum) in the San Jacinto Valley Area Plan.
2. The proposed four (4) residential lots with a minimum lot size of ten (10) gross acres and one (1) 10.06 gross acre designated remainder, are permitted in the Agriculture: Agriculture (AG) (10 acre minimum) and Rural: Rural Mountainous (RM) (10 acre minimum) General Plan Land Use Designations.
3. The project site is surrounded by properties which are designated Rural Mountainous (RM) (10 Acre minimum) to the north and east, and Agriculture (AG) (10 acre minimum) to the south and west.
4. The existing zoning for the subject site is Rural Residential (R-R).
5. The project site is surrounded by properties with the Zoning Classification of Light Agricultural – 20 Acre Minimum (A-1-20) to the north, Rural Residential (R-R) to the east and west, and Light Agricultural – ten acre minimum (A-1-10) to the south.
6. The proposed project is located within Criteria Cell number: 4018 of the Multi-Species Habitat Conservation Plan (MSHCP), and as such is required to comply with MSHCP in accordance with California Environmental Quality Act (CEQA). Through the review and approval of HANS00390 it was determined that no conservation would be required. This project fulfills this requirement.
7. Environmental Assessment No. 40077 identified the following potentially significant impacts:
 - a. Agriculture Resources
 - b. Biological Resources
 - c. Cultural Resources
 - d. Recreation
 - e. Geology/Soils
 - f. Hazards & Hazardous Materials
 - g. Hydrology/Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, dam inundation area, or area drainage plan;
 - b. An area of liquefaction susceptibility;
 - c. An MSHCP Criteria Area Unit;
 - d. A redevelopment area;
 - e. An agricultural preserve; and
 - f. A Fault Zone.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District;
 - b. Agricultural Potential Development Study Area;
 - c. SKR Fee Area;
 - d. A High fire area;
 - e. MSHCP Criteria Cell No. 4018;
 - f. San Jacinto Valley Watershed;
 - g. City of Hemet sphere of influence;
 - h. Lighting ORD. 655: Zone B, 24.80 Miles; and
 - i. High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 555-130-010.



PL 4
P.M. 4/16/82
A-1-10

APN 555-160-017
VACANT

A-1-20
CITRUS ORCHARD
APN 555-140-007

R.S. 104/B
APN 555-160-003
VACANT

R.S. 31/52-59
CITRUS ORCHARD
APN 555-140-019
R-R

VALLE VISTA
SITE
VICINITY MAP

UNDERGROUND SERVICE AGENCY
CASH TELL FREE
1-800-277-2800

- DESCRIPTION: A PORTION OF THE EXISTING CHURCH OF CHRISTIANITY, INCLUDING A BUILDING, 7 ACRES, 100,000 SQ. FT.
- OWNER/APPPLICANT: CHURCH OF CHRISTIANITY, 1000 N. GARDEN ST., SUITE 100, ANAHEIM, CALIF. 92810
- DATE OF MAP: 4/16/82
- SCALE: 1" = 100'
- PROJECT: TO BE USED FOR COMMERCIAL DEVELOPMENT.
- EXISTING ZONE: R-R
- PROPOSED ZONE: R-R
- ADJACENT LAND USES: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
- PROPOSED LAND USES: COMMERCIAL, INDUSTRIAL
- ADJACENT LAND USES: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
- EXISTING & PROPOSED ZONES: R-R
- APPROVALS: CITY OF ANAHEIM, CALIF. HEALTH DEPARTMENT, CALIF. FIRE DEPARTMENT, CALIF. DEPARTMENT OF INDUSTRIAL RELATIONS, CALIF. DEPARTMENT OF SOCIAL SERVICES, CALIF. DEPARTMENT OF WATER RESOURCES, CALIF. DEPARTMENT OF TRANSPORTATION, CALIF. DEPARTMENT OF AGRICULTURE
- ASSESSOR'S PARCEL NO.: 555-160-003
- FEES: FILING FEE \$100, RECORDING FEE \$100, COUNTY FEE \$100, CITY FEE \$100, STATE FEE \$100
- EXEMPTIONS: EXEMPT FROM PROPERTY TAXES, EXEMPT FROM STATE INCOME TAXES, EXEMPT FROM FEDERAL INCOME TAXES
- LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- CONTRIBUTOR: CHURCH OF CHRISTIANITY
- RECORDING OFFICE: COUNTY OF RIVERSIDE
- DATE OF RECORDING: 4/16/82
- RECORDING NO.: 1
- ASSASSINATED NO.: 3
- MARK SCALAR: 100'
- SCALE: 1" = 100'

APN 555-160-003
VACANT

R.S. 31/52-59
CITRUS ORCHARD
APN 555-140-019
R-R

R.S. 104/B
APN 555-160-003
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VICINITY MAP

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APN 555-160-003
VACANT

VALLE VISTA
SITE
VICINITY MAP

UNDERGROUND SERVICE AGENCY
CASH TELL FREE
1-800-277-2800

OWNER/APPPLICANT: CHURCH OF CHRISTIANITY, 1000 N. GARDEN ST., SUITE 100, ANAHEIM, CALIF. 92810

DATE OF MAP: 4/16/82

SCALE: 1" = 100'

PROJECT: TO BE USED FOR COMMERCIAL DEVELOPMENT.

EXISTING ZONE: R-R

PROPOSED ZONE: R-R

ADJACENT LAND USES: RESIDENTIAL, COMMERCIAL, INDUSTRIAL

PROPOSED LAND USES: COMMERCIAL, INDUSTRIAL

ADJACENT LAND USES: RESIDENTIAL, COMMERCIAL, INDUSTRIAL

EXISTING & PROPOSED ZONES: R-R

APPROVALS: CITY OF ANAHEIM, CALIF. HEALTH DEPARTMENT, CALIF. FIRE DEPARTMENT, CALIF. DEPARTMENT OF INDUSTRIAL RELATIONS, CALIF. DEPARTMENT OF SOCIAL SERVICES, CALIF. DEPARTMENT OF WATER RESOURCES, CALIF. DEPARTMENT OF TRANSPORTATION, CALIF. DEPARTMENT OF AGRICULTURE

ASSESSOR'S PARCEL NO.: 555-160-003

FEES: FILING FEE \$100, RECORDING FEE \$100, COUNTY FEE \$100, CITY FEE \$100, STATE FEE \$100

EXEMPTIONS: EXEMPT FROM PROPERTY TAXES, EXEMPT FROM STATE INCOME TAXES, EXEMPT FROM FEDERAL INCOME TAXES

LEGAL DESCRIPTION: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CONTRIBUTOR: CHURCH OF CHRISTIANITY

RECORDING OFFICE: COUNTY OF RIVERSIDE

DATE OF RECORDING: 4/16/82

RECORDING NO.: 1

ASSASSINATED NO.: 3

MARK SCALAR: 100'

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40077
Project Case Type (s) and Number(s): Tentative Parcel Map No. 31976
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn, Project Planner
Telephone Number: (951) 955-4641
Applicant's Name: James W. Unland & Associates
Applicant's Address: 3550 E. Florida Ave. S, Hemet, CA 92544

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 31976 proposes a Schedule H subdivision of 59.84 gross acres into four (4) residential parcels with a minimum lot size of ten (10) acres and one (1) 10.06 gross acre designated remainder.

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

C. Total Project Area: 59.84 Gross Acres

Residential Acres: 59.84	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Designated Remainder (1)			

D. Assessor's Parcel No(s): 555-130-010

E. Street References: The project site is located northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road, and westerly of Grant Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 21, Township 5 South, Range 1 East

G. Brief description of the existing environmental setting of the project site and its surroundings:

The topography of the project site consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The proposed grading for Parcel 4 may require minor modification to avoid the natural watercourse (drainage area approximately 10-acres). A natural watercourse with a tributary drainage area of approximately 60-acres approaches the eastern boundary of this site, and traverses Parcels 2, 3 and 4.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Agriculture: Agriculture (AG) (10 acre minimum) and Rural: Rural Mountainous (RM) (10 acre minimum) land use designation and all applicable land use policies.
 2. **Circulation:** The proposed project meets with all applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
 4. **Safety:** The project is located within a hazardous fire area. The proposed project is not located within any other special hazard zone (including a fault zone, FEMA flood zone (A), and a dam inundation zone, etc.); however a flood plain review is required prior to final map. The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
 5. **Noise:** The proposed project meets all applicable Noise Element policies.
 6. **Housing:** The proposed project meets all applicable Housing Element policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. Foundation Component(s):** Agriculture (AG) and Rural (R)
- D. Land Use Designation(s):** Agriculture (AG) (10 acre minimum) and Rural Mountainous (RM) (10 acre minimum)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Agriculture-Potential Development Study Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** San Jacinto Valley
 2. **Foundation Component(s)** Rural and Agriculture
- H. Land Use Designation(s):** Agriculture (AG) (10 acre minimum) and Rural Mountainous (RM) (10 acre minimum) to the north and east, Agriculture (AG) (10 acre minimum) to the south, and west.
- I. Overlay(s) and Policy Area(s), if any:** Agriculture-Potential Development Study Area.
- J. Adopted Specific Plan Information**

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

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

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

L. Proposed Zoning, if any: N/A

M. Adjacent and Surrounding Zoning: Light Agricultural (A-1-20) to the north, Rural Residential (R-R) to the east and west, and Light Agricultural (A-1-10) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162

exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

David Marcus for Jeff Horn

Signature

3/9/09

Date

Jeff Horn, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: a) The project site is located northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road, and westerly of Grant Street.

b) The project will not 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. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a) According to the RCIP, the project site is located 24.80 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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: The project proposes a residential subdivision, which will result in lighting typical of that a residential development.

a) Although the project will create a new light source, the additional light will not create a substantial light or glare that will adversely affect day or nighttime views.

b) Surrounding the immediate vicinity of the site are scattered low-density rural residences. The project proposes similar low-density residential development and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: a) The project is not 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 in Unique, Prime, 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 would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

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

Mitigation: Prior to map recordation an environmental constraint sheet noting "Right-to-Farm" shall be prepared. (50.Planning.17)

Additionally, Prior to map recordation the land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. (50.Planning.20)

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

AIR QUALITY Would the project

5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point	<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
source emitter?				
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: 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 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 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.5) 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 in non-attainment under an applicable federal or state ambient air quality standard.

d) 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 necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, PDB03439, HANS00390 – Habitat Assessment for San Bernardino kangaroo rat and a biological evaluation of the property including an inventory of habitat types, wildlife species detected, and an evaluation of the site in the context of the Western Riverside County Multiple Species Conservation Plan (MSHCP), prepared by Dudek and Associates, Inc., dated April 20, 2004, HANS00390

Findings of Fact: a) The project is located within Criteria Area Cell No(s). 3914, 4018, and 4019 of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). Therefore, pursuant to Section 6.2 of the MSHCP, the proposed project underwent the Habitat Acquisition Negotiation Strategy (HANS) process and Joint Project Review (JPR) review process. As a result, no conservation was prescribed for the project site.

b-c) No sensitive plant or animal species were observed on site within (MSHCP) cell 4018 and no conservation was required per HANS review #390, but potential UWIG issues need to be addressed due to already conserved lands existing directly east of this property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d)) Several watercourses are present on the project site however; none of the drainages contain persistent water flow. Therefore, 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) During the field survey several natural watercourses with tributary drainage areas have been located on the project site; however no areas consisting of riparian/riverine characteristics were detected in any of the drainages onsite. An Environmental Constraints Sheet (ECS) will be created to preserve these areas.

g) Oak trees are present onsite; these trees are located within the proposed constraints areas and are not to be disturbed. An Environmental Constraints Sheet (ECS) will be created to preserve these areas.

Mitigation: Prior to recordation, an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, shall be submitted as part of the plan check review of the FINAL MAP. (COA 50.PLANNING.14)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process and by the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials, PD-A-3588 – A Cultural Resources Assessment, prepared by Brian F. Smith and Associates, dated November 15, 2005.

Findings of Fact: a) According to the Phase I Cultural Resource Study completed for the project site, one (1) study had been conducted within a one-mile radius; however, no cultural resource properties are recorded within the boundaries of the project area nor within a one-mile radius of the project area. During the field survey, no archeological sites or isolates were identified.

b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 60.PLANNING.22) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

Mitigation: No mitigation measures are necessary.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-3588 – A Cultural Resources Assessment, prepared by Brian F. Smith and Associates, dated November 15, 2005.

Findings of Fact: a) The records search indicated that one (1) cultural resource study had been conducted within one mile of the project site, however, no cultural resource properties are recorded within the boundaries of the project area nor within a one-mile radius of the project area. During the field survey, no archeological sites or isolates were identified.

b) No archeological resources were observed onsite; therefore, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities unique archeological resources are discovered, all ground-disturbing activities shall be halted for further review. (COA 10.PLANNING.23) This is a standard condition of approval and not considered mitigation pursuant to CEQA.

c) There may be a possibility that ground-disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 60.PLANNING.22) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 site is located within a high potential for paleontological sensitivity (High B). However due to the field survey conducted with negative results for any remains or resources, impacts shall be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO. No. 1605

Findings of Fact: a) The site is located in a seismically active area of Southern California and may experience strong seismic shaking. California Building Code (CBC) requirements pertaining to development in Seismic Zone 4 will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) The project is not located within a County Fault Zone; however, according to County Geological Report No. 1605, fault trenching performed for this project revealed several active or potentially active faults crossing this site. Due to the lack of datable soils overlying some of these faults as a result of the previous grading, no assessment of the activity of those faults can be performed. Therefore In addition, the potential exists for relocating some of the building pads to areas of the site which have not been adequately investigated at this time. Based on future relocations of these pads, additional trenching may be required to assess the potential for those areas to be affected by surface fault rupture. (COA 10.PLANNING.18)

Mitigation: Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS: 1) The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department. 2) A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 1605 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1605, and as shown on this Environmental Constraints Sheet,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the original of which is on file at the office of the Riverside County Surveyor." (COA 50.PLANNING.25)

Monitoring: Monitoring shall occur during the Building and Safety Plan Check Review Process and by the County Surveyor.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1605

Findings of Fact: According to County Geological Report No. 1605, the potential for the project site to be affected by seismic-related liquefaction is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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), GEO No. 1605

Findings of Fact: a) According to County Geological Report No. 1605 fault trenching performed for this project revealed several active or potentially active faults crossing this site. Based on the likelihood of this site to be exposed to strong seismic shaking, all structures should be designed in accordance with the latest provisions of the most recent edition of the California Building Code for a site located 0.3 miles from a CBC Type A seismic source. The site should be expected to experience peak accelerations on the order of 0.74g with a 10% probability of exceedence in 50 years. GEO No. 1605 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. (COA 10.PLANNING.18)

Mitigation: The geologic/geotechnical consultant should observe all excavations and grading performed in the proposed pad areas to verify that their conclusions relating to the locations of the faults discovered during this investigation are valid. The proposed fault set-back zones should be adjusted/modified as necessary if the exposed conditions vary from that determined from the limited exposures utilized to characterize this site. Any changes made to the currently provided exhibit should be reviewed by the geologic/geotechnical consultant to verify that their recommendations have been correctly incorporated. (COA 10.PLANNING.18)

Monitoring: Monitoring shall occur during the Building and Safety Plan Check Review Process and by the County Surveyor.

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO No. 1605

Findings of Fact: According to County Geological Report No. 1605, with the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seismically induced land sliding and settlement, liquefaction, seiche/tsunami or seismically induced flooding is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: RCIP Figure S-7 "Documented Subsidence Areas", GEO No. 1605

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Project Application Materials, GEO. No. 1605

Findings of Fact: a) According to the County Geological Report, the potential for the project site to be affected by secondary seismic hazards such as seiche, mudflow, or volcanic hazard is considered low.

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
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Based on the configuration of the existing slopes on this site and the geotechnical properties of the site soils as determined by laboratory testing, the stability of the existing and proposed slopes for this project meet or exceed the required factor of safety for slope stability in the areas of the proposed construction. The areas of the site which are to remain in their current ungraded and/or previously undocumented graded condition are susceptible to erosion and potential slope creep and should not be relied upon to provide suitable structural support. (COA 10.PLANNING.18)

b) The project will not create slopes greater than 2:1 but may create slopes greater than ten feet. In order to mitigate the impact, the project is required to prepare grading plans which show all cut slopes located adjacent to natural ungraded terrain as contour-graded.

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.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials, Geo No. 1605

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 further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.4)

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.

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.

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

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

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 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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)

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
HAZARDS AND HAZARDOUS MATERIALS Would the project				
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

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

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 (ALUC).

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 located within the vicinity of a private airstrip, or heliport; therefore 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.

22. Hazardous Fire Area

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

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

Findings of Fact: The project site is located within a hazardous fire area. With incorporation of the recommended conditions of approval, impacts will be reduced to less than significant.

Mitigation: Prior to recordation, a note shall be placed on the Environmental Constraints Sheet indicating that the project site is located within a hazardous fire area. Prior to grading activities and building permit issuance, the Riverside County Fire Department shall review the building setbacks. (COA 50.FIRE.1, 60.FIRE.1)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department during the Building and Safety Plan Check Review Process.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The watercourses will be avoided; therefore, the project will not substantially alter the existing water courses. (COA 10.FLOOD RI.1)

b) The project is not proposing more than eight (8) residential parcels; 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 storm water drainage systems.

e-f) The project is not located within a 100-year flood hazard area; therefore, the project will not place housing or structures 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The following notes shall be placed on the Environmental Constraints Sheet (ECS): a) The natural watercourse traversing the project site shall be delineated and labeled on the ECS; b) the flood hazard area shall be kept free of all buildings and obstructions; c) access along the 40' easement parallel to Bautista Creek Channel may be impaired during storm events." (COA 50.FLOOD RI.2, 50.FLOOD RI.3, 50.FLOOD RI.2)

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and the Building and Safety Plan Check Review Process.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The watercourses will be avoided; therefore, the project will not substantially alter the existing water courses. (COA 10.FLOOD RI.1)

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

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area.

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

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.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: a) The proposed project is consistent with the current land use designations of Agriculture (AG) (10 acre minimum) and Rural Mountainous (RM) (10 acre minimum) in the San Jacinto Valley Area Plan.

b) The project site is located near the City of Hemet boundaries, and within its city sphere of influence. The project is compatible with the existing and proposed land uses in the City of Hemet.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: a) The proposed subdivision is consistent with the existing zoning classification of Rural Residential (R-R).

b) The surrounding zoning includes Light Agricultural (A-1-20) to the north, Rural Residential (R-R) to the east and west, and Light Agricultural (A-1-10) to the south.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Surrounding land uses include scattered residences and agricultural fields to the north, south, east, and west. The proposed project is compatible with the planned and existing land uses.

d) The proposed project is consistent with the current land use designation of Agriculture (AG) (10 acre minimum) and Rural Mountainous (RM) (10 acre minimum) in the San Jacinto Valley Area Plan and all applicable policies of the General Plan.

e) Surrounding land uses include scattered residences and agricultural fields to the north, south, east, and west. The project site will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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

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

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

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

Findings of Fact: 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.

b) The RCIP 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.

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

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact: a) 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.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

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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29. Railroad Noise

NA A B C D

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

Findings of Fact: 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.

30. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact: 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.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: 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.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: a) The proposed project will not create permanent additional noise because the addition of four (4) single-family residences is not considered a substantial noise generator.

b) Through adherence to County Ordinance No. 847, 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 repaired at the site. The construction of four-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 RCIP, noise ordinance, or other applicable standards. The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) 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				
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project proposes the creation of four (4) 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:

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.15) 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.

35. Sheriff Services

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.15) 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.

36. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.8) As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

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.15) 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.

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

Source: RCIP

Findings of Fact: The use of the proposed 59.84-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

39. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a-b) The proposed project does not create a substantial increase in demand for recreational facilities.

c) The project is located within County Service Area No. 152, 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.7, 90.PLANNING.4) Any project located within a County Service Area 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.

40. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: A twenty foot (20') Regional Trail is identified on Figure C-7. The project shall construct the trail prior to 2nd building permit issuance.

Mitigation: Prior to 2nd building permit issuance, the trail shall be constructed. (COA 100.PARKS.1)

Monitoring: Monitoring shall occur through the Building and Safety Plan Check Process and by the Riverside County Regional Park and Recreation District.

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

Source: RCIP

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 addition of a four (4) residential lots will not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will comply with Section 18.12 Parking Requirements; therefore, the project will not result in inadequate parking capacity.

c) According to the Western Riverside County Transportation Fee Nexus Study, future development within the Western Riverside County and the cities therein will result in traffic volumes exceeding the capacity of the Regional System, resulting in substantial traffic congestion in all parts of Western Riverside County and unacceptable levels of service throughout. In order to meet the demands of development, the Transportation Uniform Mitigation Fee (TUMF), pursuant to Ordinance No. 824, shall be collected prior to building final inspection. (COA 90.TRANS.1) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

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) Sufficient public street right-of-way along street "A" (Grant Street) shall be dedicated for public use to provide for a 60 foot full width right-of-way. Sufficient public street right-of-way along Bautista Canyon Road shall be dedicated for public use to provide for a 52 foot full width right-of-way; an additional 12 feet shall be dedicated along Bautista Canyon Road.

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. These standard requirements are not considered mitigation for CEQA implementation purposes.

j) The project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

Source: RCIP

Findings of Fact: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: According to Figure C-7, a county designated bike trail is not designated along the project boundaries.

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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UTILITY AND SERVICE SYSTEMS Would the project

43. 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?

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

Source: Department of Environmental Health Review

Findings of Fact: a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) water services area. 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.

44. Sewer

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

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?

Source: Department of Environmental Health Review

Findings of Fact: The Environmental Programs Department has reviewed the soils data available in the soils information report submitted by Inland Foundation, dated March 2, 2004. Depending on the building pads location, size and/or grading, additional soils testing may be required. (COA 60.E HEALTH.1, 60.E HEALTH.2) Standard conditions of approval have been issued regarding septic sewage disposal 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.

45. Solid Waste

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. 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.

46. Utilities

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

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

Source: RCIP

Findings of Fact: 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.

h) The project design does not conflict with adopted energy conservation plans.

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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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

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

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

Source: Staff review, 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: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

GEO No. 1605

PDB03439 – Habitat Assessment for San Bernardino kangaroo rat and a biological evaluation of the property including an inventory of habitat types, wildlife species detected, and an evaluation of the site in the context of the Western Riverside County Multiple Species Conservation Plan (MSHCP), prepared by Dudek and Associates, Inc., dated April 20, 2004.

HANS00390

PD-A-3588 – A Cultural Resources Assessment, prepared by Brian F. Smith and Associates, dated November 15, 2005.

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

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

Y:\Planning Case Files-Riverside office\PM31976\PM31976 EA40077.doc

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 31976 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 31976, Amended No. 3, dated 9/24/08.

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule (H) subdivision of 59.84 acres into four (4) parcels with ten (10) gross acre minimum lot size and one (1) 10.06 gross acre designated remainder.

10. EVERY. 4 MAP - HOLD HARMLESS RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.BS GRADE. 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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

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

SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - PERC RPT INFO RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Inland Foundation Engineering, Inc. dated 3/2/04. For each 100 gallons of septic tank capacity, 20 sq. ft. of leach line bottom area will be required. The leach lines to be installed within the tested area.

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

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 within 250 of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 31976 is a proposal to subdivide 59.84-acres into 4 lots with one remainder parcel just south of Valle Vista. The project is located on the east side of Bautista Creek, east of Fairview Avenue, between Bautista Road and Stetson Avenue.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The proposed grading for Parcel 4 may require minor modification to avoid the natural watercourse (drainage area approximately 10-acres).

A natural watercourse with a tributary drainage area of approximately 60-acres approaches the eastern boundary of this site, and traverses Parcels 2, 3 and 4. The floodplain limits for this watercourse shall be delineated on the environmental constraint sheet to accompany the final map. Either calculations in support of a floodplain shall be submitted to the District for review, or an approximate floodplain per Exhibit "A" shall be delineated on the Environmental Constraint Sheet (ECS).

The tentative map shows a 40' easement dedicated as a public road for public road and drainage purposes. However, the District is willing to allow the existing 40 foot easement to be used as a portion of future Bautista Creek Road. The road is currently unimproved; access may be impaired during storm events.

PLANNING DEPARTMENT

10.PLANNING. 1 BIO COMMENTS PDB03439

RECOMMND

PDB# 3439 - GENERAL BIO SURVEY CONDUCTED 4/20/04; PREPARED BY DUDEK 8/30/04; RECEIVED 1/10/05. 50 ACRES LOCATED SOUTHEAST OF HEMET ALONG THE BAUTISTA CREEK FLOOD CONTROL CHANNEL. THE SITE IS DOMINATED BY MODERATE QUALITY RIVERSIDEAN SAGE SCRUB (CALIFORNIA BUCKWHEAT, BRITTLEBUSH, DEERWEED AND SUGARBUSH) TRANSITIONING TO ALLUVIAL FAN SAGE SCRUB (COASTAL SAGEBRUSH, SCALE BROOM, WHITE SAGE, YERBA SANTA, GOLDENBUSH, AND CALIFORNIA BUCKWHEAT WITH SCATTERED MEXICAN ELDERBERRY AND WESTERN SYCAMORE) ALONG BAUTISTA CREEK. SOME AREAS OF THE SITE ARE DEVELOPED AND PLANTED

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 1 BIO COMMENTS PDB03439 (cont.) RECOMMND

WITH EXOTIC AND ORNAMENTAL VEGETATION. NO NATURAL WATER EXISTS ON THIS PROPERTY BUT THE BAUTISTA CREEK FLOOD CHANNEL FORMS THE WESTERN BOUNDARY OF THIS PROPERTY. NO SENSITIVE PLANT OR ANIMAL SPECIES WERE OBSERVED ON SITE INCLUDING SAN BERNARDINO KANGAROO RAT. THE SITE IS LOCATED WITHIN MSHCP CELL 4018 AND NO CONSERVATION WAS REQUIRED PER HANS REVIEW #390 BUT POTENTIAL UWIG ISSUES NEED TO BE ADERESSED DUE TO ALREADY CONSERVED LANDS EXISTING DIRECTLY EAST OF THIS PROPERTY.

10.PLANNING. 2 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. 3 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 ounty 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. 7 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

10.PLANNING. 10 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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

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

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 11 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 13 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 14 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.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 15 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 16 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any lot created by this subdivision. The landowners shall secure all lots created by this subdivision and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 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.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO01605

RECOMMND

County Geologic Report (GEO) No. 1605, submitted for this project (PM31976), was prepared by Inland Foundation Engineering, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Parcel Map No. 31976, Valle Vista Area of Riverside County, California", dated February 14, 2006. In addition, the following reports have been submitted for this project:

1."Response to Review Comments GEO No. 1605, Letter dated March 8, 2006" prepared by Inland Foundation Engineering, Inc. dated March 20, 2006.

2."Fault Evaluation Report - GEO 1605, Tentative Tract Map No. 31976, 52.5-Acre Parcel, Southwest of the Intersection of Proposed Grant Avenue and Via Vientecito, City of Hemet, Riverside County, California" prepared by Converse Consultants (Converse Project No. 06-81-248-02) dated November 20, 2007.

3."Response to County Review Dated December 5, 2007, County Geologic Report No. 1605, Tentative Tract Map No. 31976, 52.5-Acre Parcel, Southwest of the Intersection of Proposed Grant Avenue and Via Vientecito, City of Hemet, Riverside County, California" prepared by Converse Consultants (Converse Project No. 06-81-248-02) dated February 28, 2008. Included with this response is a letter dated February 28, 2008 from Converse Consultants assuming geological/geotechnical responsibility for this project.

4."Response to County Review Dated March 18, 2008, County Geologic Report No. 1605, Tentative Tract Map No. 31976, 52.5-Acre Parcel, Southwest of the Intersection of Proposed Grant Avenue and Via Vientecito, City of Hemet, Riverside County, California" prepared by Converse Consultants (Converse Project No. 06-81-248-02) dated March 31, 2008.

5."Response to County Verbal Comments, County Geologic Report No. 1605, Tentative Tract Map No. 31976, 52.5-Acre Parcel, Southwest of the Intersection of Proposed Grant Avenue and Via Vientecito, City of Hemet, Riverside County, California" prepared by Converse Consultants (Converse Project No. 06-81-248-02) and dated April 28, 2008.

6."Response to County Verbal Comments, County Geologic Report No. 1605, Tentative Tract Map No. 31976, 52.5-Acre Parcel, Southwest of the Intersection of Proposed Grant

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO01605 (cont.)

RECOMMND

Avenue and Via Vientecito, City of Hemet, Riverside County, California" prepared by Converse Consultants (Converse Project No. 06-81-248-02) and dated May 16, 2008.

These additional documents are herein incorporated as part of GEO No. 1605.

GEO No. 1605 concluded:

1. Portions of the site are underlain by previously placed undocumented fills overlying in-place alluvium, both of which are considered unsuitable to support the proposed improvements.

2. Fault trenching performed for this project revealed several active or potentially active faults crossing this site. Due to the lack of datable soils overlying some of these faults as a result of the previous grading, no assessment of the activity of those faults can be performed. Therefore all structures for human occupancy should be set-back from the faults which cannot be assessed to reduce the potential for the structures to be affected by surface fault rupture. In addition, the potential exists for relocating some of the building pads to areas of the site which have not been adequately investigated at this time. Based on future relocations of these pads, additional trenching may be required to assess the potential for those areas to be affected by surface fault rupture.

3. Based on the configuration of the existing slopes on this site and the geotechnical properties of the site soils as determined by laboratory testing, the stability of the existing and proposed slopes for this project meet or exceed the required factor of safety for slope stability in the areas of the proposed construction. The areas of the site which are to remain in their current ungraded and/or previously undocumented graded condition are susceptible to erosion and potential slope creep and should not be relied upon to provide suitable structural support.

4. With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seismically induced landsliding and settlement, liquefaction, seiche/tsunami or seismically induced flooding is considered low.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO01605 (cont.) (cont.)

RECOMMND

GEO No. 1605 recommended:

1.Existing vegetation, large roots, non-engineered fill, construction debris, trash and abandoned underground utilities should be removed from the areas of the proposed improvements. All organics and other unsuitable and/or deleterious materials should be removed from the site and properly disposed.

2.All undocumented fills and alluvium, in the areas of the proposed construction, should be removed to expose unweathered Bautista Formation bedrock exhibiting an in-place relative compaction of 85% or greater as determined by ASTM Test Method D-1557. Based on the site investigation, these fills are as much as 20 feet deep in the area of the proposed extension of Grant Avenue and are underlain by unsuitable soils/alluvium which should be removed to expose the unweathered Bautista Formation bedrock. All removed old fills and alluvium, provided they are cleaned of organics and any other deleterious materials, are acceptable for reuse as compacted fill.

3.All areas to receive fill should be scarified, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill. All fill soils should be placed in shallow lifts, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing. Where building pads are placed in areas where there is a cut/fill transition, the cut portion of the pad should be overexcavated to a depth equal to at least one-half of the maximum fill depth underlying the pad. The overexcavations should extend a minimum of 5 feet beyond the footing lines or a distance equal to the depth of the overexcavation, whichever is greater.

4.The geologic/geotechnical consultant should observe all excavations and grading performed in the proposed pad areas to verify that their conclusions relating to the locations of the faults discovered during this investigation are valid. The proposed fault set-back zones should be

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO01605 (cont.) (cont.) (cont.) RECOMMND

adjusted/modified as necessary if the exposed conditions vary from that determined from the limited exposures utilized to characterize this site. Any changes made to the currently provided exhibit should be reviewed by the geologic/geotechnical consultant to verify that their recommendations have been correctly incorporated.

5. Based on the likelihood of this site to be exposed to strong seismic shaking, all structures should be designed in accordance with the latest provisions of the most recent edition of the California Building Code for a site located 0.3 miles from a CBC Type A seismic source. The site should be expected to experience peak accelerations on the order of 0.74g with a 10% probability of exceedence in 50 years.

GEO No. 1605 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1605 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

NOTE: AN ENVIRONMENTAL CONSTRAINTS SHEET (ECS) SHALL BE PREPARED FOR THIS SITE RELATIVE TO THE FAULT RUPTURE POTENTIAL, AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET.

10.PLANNING. 22 MAP - IF HUMAN REMAINS FOUND RECOMMND

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 a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

10.PLANNING. 23 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 24 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 owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - LANDSCAPE MAINTENANCE (cont.) RECOMMND

859 and the County of Riverside Guide to California
Friendly Landscaping.

10.PLANNING. 25 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and
automatic irrigation as defined by County Ordinance No.
348. Landscaping and Irrigation shall comply with the
Riverside County Guide to California Friendly Landscaping,
and Ordinance No. 859 (as adopted and any amendments
thereto).

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

10. GENERAL CONDITIONS

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

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.

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 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

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

50.E HEALTH. 2 MAP - LOT 4 WELL ABANDONMENT RECOMMND

The existing well on lot#4 appears to be located within a trail easement. Therefore, Prior To Map Recordation, this existing well must be properly abandoned/removed.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

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

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

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

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

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

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR (cont.) RECOMMND
radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND
Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 6 MAP-#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, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; 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(s) that traverse(s) Parcel(s) 3 and 4 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".

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOOD PLAIN ECS RECOMMND

A natural watercourse with a tributary drainage area of approximately 60-acres approaches the eastern boundary of this site, and traverses Parcels 2, 3 and 4. The floodplain limits for this watercourse shall be delineated on the environmental constraint sheet to accompany the final map. Either calculations in support of a floodplain shall be submitted to the District's PLAN CHECK section for review, or an approximate floodplain per Exhibit "A" shall be delineated on the Environmental Constraint Sheet (ECS).

If the floodplain to be shown on the ECS is based on Exhibit "A", the following note may be included on the ECS. "Floodplain limits are based on rough calculations. Should an applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review."

Regardless, the following note shall be added to the ECS "The floodplain must be kept free of all buildings and obstructions. Any fencing shall be of "rail" type. Chainlink fencing shall not be allowed."

50.FLOOD RI. 7 MAP ACCESS TO SITE RECOMMND

A note shall be placed on the ECS sheet, stating "Access along the 40' easement parallel to Bautista Creek Channel may be impaired during storm events."

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The San Jacinto Area Plan identifies a Regional Trail along Bautista Canyon Road. The trails plan shall show the 20 feet for trail construction.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

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 ten (10) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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 subject property has been annexed to County Service Area 152A.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area 152A which demonstrates to the satisfaction of the County

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

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

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. 8 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a twenty (20) foot wide regional trail along Bautista Creek, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 9 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a twenty foot (20') wide community trail located along Bautista Creek Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED (cont.) RECOMMND

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

50.PLANNING. 16 MAP - ECS EXHIBIT RECOMMND

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

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

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

"Lot Nos. 1, 2, 3, and the designated remainder as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - ECS FAULT HAZARD (cont.) RECOMMND

environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 1605 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1605, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2 MAP - EASEMENT RECOMMND

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

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Bautista Canyon Road and so noted on the final map.

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

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

50. PRIOR TO MAP RECORDATION

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

Sufficient public street right-of-way along street "A" (Grant Street) shall be dedicated for public use to provide for a 60 foot full width right-of-way.

Sufficient public street right-of-way along Bautista Canyon Road shall be dedicated for public use to provide for a 52 foot full width right-of-way.

NOTE: Additional 12 foot shall be dedicated along Bautista Canyon Road.

50.TRANS. 6 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 7 MAP- CORNER CUT-BACK I RECOMMND

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

Additionally, the Building and Safety Department's conditional approval of this application includes an

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

60. PRIOR TO GRADING PRMT ISSUANCE

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

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. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 8 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 4, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 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

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND

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

60.PLANNING. 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 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 T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - SEPTIC PLAN COPIES RECOMMND

A set of three copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

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.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

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.

80.PLANNING. 11 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a Building Permit, the 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 and the applicability of any 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 59.84 acre (gross) in accordance with APPROVED EXHIBIT NO. A. 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 mitigation fee set forth in that ordinance shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

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 County Service Area 152A.

PARCEL MAP Parcel Map #: PM31976

Parcel: 555-130-010

90. PRIOR TO BLDG FINAL INSPECTION

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 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 59.84 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.

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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 2nd building permit, the applicant shall build the trail as shown on the approved trails plan. The applicant shall arrange for an inspection of the constructed trail with the Regional Park and Open-Space District.

COMPREHENSIVE PLANNING REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 19, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety – Grading
Regional Parks & Open Space
Geologist
EPD
Donna Duron
Riv. Co. Waste
Sheriff's Dept.
Supervisor Stone
Commissioner Petty

Riverside Transit Agency
Hemet Unified School Dist.
City of Hemet
Eastern Municipal Water Dist.
So. Calif. Edison
So. Cal Gas
EIC(Attachment "A")
CA Dept. of Fish and Game
U.S. Fish & Wildlife Service
Santa Ana Regional Quality Control Board #8
Army Corp of Engineers
Pechanga band of Indians

TENTATIVE PARCEL MAP NO. 31976 - EA No. 40077 - Applicant: James W. Unland & Associates - Engineer/Rep.: James W. Unland & Associates – Third Supervisorial District – Bautista Zoning Area. Area Plan: San Jacinto Valley - Located north of Bautista Road, east of Bautista Canyon Road, south of Florida Avenue, and west of Grant Street. – 59.84 Gross acres – R-R Zone - REQUEST: Tentative Parcel Map No. 31976 proposes to subdivide 59.84 gross acres into four 10-acre minimum lots with one remainder parcel with a 10-acre minimum lot size. – Schedule H - APN: 555-130-010 - Concurrent Cases: CFG03534 - Related Cases: N/A – 1st Transmittal

Please review the case described above, along with the attached tentative map/exhibit. This case is scheduled for a CPR meeting on **August 11, 2005 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 **Ann Kraus**, Project Planner, at **(909) 955-4641**

COMMENTS:

FILE COPY

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you

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

DATE: February 2, 2006

TO:

Transportation Department, Jim Knutson
Environmental Health Department
Fire Department
Riv. Co. Flood Control District

Building & Safety Department – Grading
Environmental Programs Department
Co. Regional Parks & Open Space Department
Chief Engineering Geologist, Dave Jones

TENTATIVE PARCEL MAP NO. 31976 AMENDED NO. 1 – EA40077 – Applicant: Joylen, LP – Engineer/Representative: James W. Unland & Associates – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) & Agriculture: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road, and westerly of Grant Street – 59.84 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Schedule “H” proposal to subdivide 59.84 acres into four parcels with 10-acre minimum lot size and one 10-acre remainder parcel. – APNs: 555-130-010**

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **February 23, 2006 CPR 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 **Pei-Ming Chou, at 5-5719 / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: June 24, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

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

TENTATIVE PARCEL MAP NO. 31976, AMENDED NO. 2 – EA40077 – Applicant: Joylen, LP – Engineer/Representative: James W. Unland & Associates – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) & Agriculture: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of Bautista Road, Southerly of Florida Avenue, Easterly of Bautista Canyon Road, and Westerly of Grant Street – 59.84 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Schedule “H” proposal to subdivide 59.84 acres into four parcels with 10 gross acre minimum lot size and one 10.06 gross acre remainder parcel. – APNs: 555-130-010**

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 17, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 20, 2008

TO

Riv. Co. Fire Dept.
Riv. Co. Flood Control

Riv. Co. Environmental Health Dept.
Riv. Co. Transportation

Building & Safety – Grading

TENTATIVE PARCEL MAP NO. 31976, AMENDED NO. 3 - EA40077 - Applicant: Joylen, LP - Engineer/Representative: James W. Unland & Associates - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) & Agriculture: Agriculture (AG) (10 Acre Minimum) - Location: Northerly of Bautista Road, Southerly of Florida Avenue, Easterly of Bautista Canyon Road, and Westerly of Grant Street - 59.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: Schedule *H* proposal to subdivide 59.84 acres into four parcels with 10 gross acre minimum lot size and one 10.06 gross acre remainder parcel. - APNs: 555-130-010**

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 **October 16, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

Mr. Mark Searl
P.O. Box 5148
Hemet, CA 92544

Dear Mr. Searl:

Re: MSHCP Compliance Letter
HANS No. 390
Assessor's Parcel Number(s): 555-130-010

This letter is to inform you that the subject property has fulfilled its requirements under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

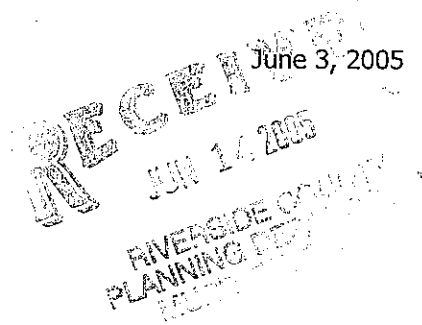
If you have further questions concerning this letter, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR:rs





Southern California
Gas Company
1981 W. Lagonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306

A  Sempra Energy® utility

August 2, 2005

**County of Riverside
Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409**

Attention: Anne Kraus, Project Planner

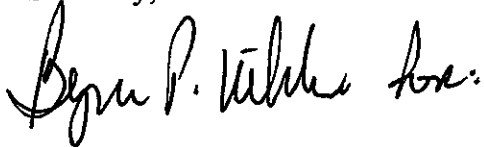
Re: Tentative Parcel Map No. 31976 – EA No. 40077

Dear: Ms. Kraus

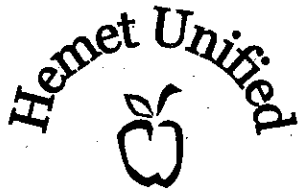
Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,



Frank Vargas
Technical Services Supervisor



School District

Dr. Philip O. Pendley
Superintendent

**District Administration
Office**

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

Governing Board

Mike Cook
Marilyn Forst
Gisela Gosch
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn

RECEIVED
JUL 27 2005
RIVERSIDE COUNTY
PLANNING DEPARTMENT
MURRIETA OFFICE

July 26, 2005

Riverside County Planning Dept
39493 Los Alamos Rd
Murrieta, CA 92563

RE: *Parcel Map # 31976*

ATTN: Ann Kraus

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve *Parcel Map # 31976*.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 21,191 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

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

A bus fee has been implemented in our District at an annual cost of \$150.00 per student. Beginning August, 2005, the annual cost will be increased to \$210.00 per student.

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

SCHOOL	GRADE LEVEL	CBEDS ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	791	808	17
Alessandro High	9-12	362	180	-182
Bautista Creek Elem	K-5	1050	650	-400
Cawston Elementary	K-5	519	750	231
Cottonwood School	K-8	315	250	-65
Dartmouth Middle	6-8	1068	1080	12
Diamond Valley Middle	6-8	1467	1450	-17
Fruitvale Elementary	K-5	688	550	-138
Hamilton Elementary	K-12	974	917	-57
Harmony Elementary	K-5	774	750	-24
Helen Hunt Jackson	9-12	484	231	-253
H.E.L.P.	7-12	66	11	-55
Hemet Elementary	K-5	850	575	-275
Hemet High School	9-12	2458	1566	-892
Idyllwild School	K-8	355	300	-55
Jacob Wiens Elementary	K-5	521	500	-21
Little Lake Elementary	K-5	830	550	-280
McSweeny Elementary	K-5	680	750	70
Ramona Elementary	K-5	790	550	-240
Santa Fe Middle	6-8	1076	1053	-23
Valle Vista Elementary	K-5	752	550	-202
West Valley High	9-12	2856	2376	-480
Whittier Elementary	K-5	1017	650	-367
Winchester Elementary	K-5	448	400	-48
TOTAL		21,191	17,447	-3,744

Enrollment Projection 2004/2005

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

* CBEDS enrollment as of October 2004

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

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

Respectfully yours,

Sandra Packham/me

Sandra J. Packham
Director, Facilities

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

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

TENTATIVE PARCEL MAP NO. 31976 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Joylen, LP -Engineer/Representative: James W. Unland & Associates - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) & Agriculture: Agriculture (AG) (10 Acre Minimum) - Location: Northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road, and westerly of Grant Street - 59.84 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Schedule (H) proposal to subdivide 59.84 acres into four (4) parcels with a 10 gross acre minimum lot size and one (1) 10.06 gross acre designated remainder - APNs: 555-130-010. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: March 9, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail jhorn@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 Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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 Jeff Horn, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/21/08,

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

APN (s) or case numbers Pm 31976 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 2400'

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

V-D. Do 10/22/08
Expires 4/21/09



APN: 555130002 ASMT: 555130002
DAVID A WASHBURN
44313 WHITTIER AVE
HEMET CA 92544

APN: 555130010 ASMT: 555130010
MARC E SEARL
CHARLOTTE ALINE SEARL
2095 ASPEN DR
HEMET CA 92545

APN: 555130012 ASMT: 555130012
ALAN A WASHBURN
807 CENTER ST
RIVERSIDE CA 92507

APN: 555130013 ASMT: 555130013
WASHBURN FAMILY
3014 PINE ST
RIVERSIDE CA 92501

APN: 555130017 ASMT: 555130017
COUNTY OF RIVERSIDE
C/O COUNTY ADM CENTER
4080 LEMON ST 12TH FL
RIVERSIDE CA 92501

APN: 555130019 ASMT: 555130019
DONNA T WHITSON
2485 SHARON OAKS DR
MENLO PARK CA 94025

APN: 555140003 ASMT: 555140003
JOHN J GLESS
JANET A GLESS
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

APN: 555140005 ASMT: 555140005
GARY L MCMILLAN
PATRICIA A MCMILLAN
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

APN: 555140010 ASMT: 555140010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 555150007 ASMT: 555150007
MICHAEL J CAVALETTO RANCHES
902 N THOMPSON AVE
NIPOMO CA 93444

APN: 555160002 ASMT: 555160002
DGM HEMET PARTNERS
23091 ARROYO VISTA
RANCHO SANTA MARGARITA CA 92688

APN: 555160003 ASMT: 555160003
DG HEMET PROP
23091 ARROYO VISTA
RCH SANTA MARGARITA CA 92688

APN: 555160004 ASMT: 555160004
ROBERT A BARNES
LESLIE BARNES
26741 STANFORD ST
HEMET CA 92544

~~APN: 555160017 ASMT: 555160017
USA 555
NONE
UNKNOWN
0~~



APN: 555190001 ASMT: 555190001
HESTON L WILSON
MARILYN W CHAMBERLIN
LLOYD Z WILSON
MERWYN R WILSON, ETAL.
C/O LAWSHE CHAMBERLIN
P O BOX 5156
CAREFREE AZ 85377

APN: 555190023 ASMT: 555190023
KELLEY STRATEGIES
44381 BAUTISTA CANYON RD
HEMET CA 92544

~~APN: 555190027 ASMT: 555190027
KELLEY CITRUS INC
44381 BAUTISTA CANYON RD
HEMET CA 92543~~

APN: 555220006 ASMT: 555220006
JANICE KELLEY
44606 GROVEWOOD CIR
HEMET CA 92544

~~APN: 555220009 ASMT: 555220009
CIRCLE K 5 CITRUS RANCH INC
44996 BAUTISTA CANYON RD
HEMET CA 92544~~

~~APN: 555220010 ASMT: 555220010
KELLEY GROVES INC
44381 BAUTISTA CANYON RD
HEMET CA 92544~~

APN: 555220017 ASMT: 555220017
RICHARD C KELLEY
JEANNE V KELLEY
44996 BAUTISTA CANYON RD
HEMET CA. 92543

~~APN: 555220018 ASMT: 555220018
CIRCLE K-5 CITRUS RANCH INC
44996 BAUTISTA CANYON RD
HEMET CA 92544~~

~~APN: 555220019 ASMT: 555220019
DAVID G KELLEY
BRIGETTE M KELLEY
44381 BAUTISTA CANYON RD
HEMET CA 92543~~



10/22/2008 1:10:50 PM

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

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

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

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

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

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

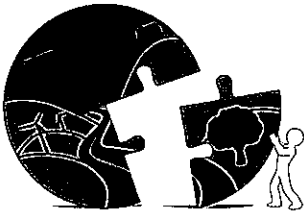
Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

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

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

JAMES W. UNLAND &
ASSOCIATES
attn: JIM UNLAND
3550 E. FLORIDA AVE STE# G
HEMET CA 92544

JOYLEN, L.P.
P.O. BOX 5148
HEMET CA 92544



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.

EA 40077, Tentative Parcel Map No. 31976

Project Title/Case Numbers

David Mares

County Contact Person

951-955-9607

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Joylen, LP / James Unland & Associates

Project Applicant

3550 E. Florida Avenue, Hemet CA 92544

Address

The project is located northerly of Bautista Road, southerly of Florida Avenue, easterly of Bautista Canyon Road and westerly of Grant Street.

Project Location

The Tentative Parcel Map is a schedule "H" subdivision of 59.84 acres into four 10-acre parcels and one 10.06-acre remainder parcel.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 9, 2009, 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
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

Title

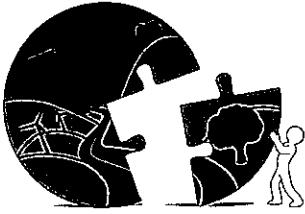
Date

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA40077 ZCFG3534 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 31976

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

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

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: March 9, 2009

Applicant/Project Sponsor: Joylen, LP / James Unland & Assoc. Date Submitted: March 8, 2005

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact David Mares at 951-955-9076.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM31976\DH-PC-BOS Hearings\Mitigated Negative Declaration.EA40077.docx

Please charge deposit fee case#: ZEA40077 ZCFG03534

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * T0503179

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: JAMES W. UNLAND & ASSOICATES \$17.00
paid by: CK 1313
EA40077
paid towards: CFG03534 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 08, 2005 10:28
STJELMEL posting date Mar 08, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$17.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * T0503180

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: JAMES W. UNLAND & ASSOICATES \$47.00
paid by: CK 4670
EA40077
paid towards: CFG03534 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 08, 2005 10:29
STJELMEL posting date Mar 08, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$47.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0811957

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: JAMES W. UNLAND & ASSOICATES \$1,876.75
paid by: CK 361
EA40077
paid towards: CFG03534 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 03, 2008 10:29
MBRASWEL posting date Nov 03, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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