



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 7, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7179/Tentative Parcel Map No. 33262

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise and The Californian

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

Notice of Determination and Mit Neg Dec Forms

Fish & Game Receipt (CFG003699)

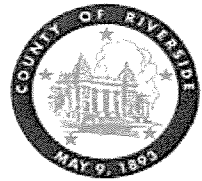
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 7, 2012

SUBJECT: CHANGE OF ZONE NO. 7179/TENTATIVE PARCEL MAP NO. 33262 - Intent to adopt a Mitigated Negative Declaration – Applicant: Trans-Pacific Consultants, Inc. – Third/Third Supervisorial District - Location: Northerly of Kess Road, southerly of Saddleback Road, easterly of Tripp Flats Road, and westerly of High Hill Road – **REQUEST:** The Change of Zone will change the site’s zoning from R-A-20 to R-A-5. The Tentative Parcel Map is a Schedule “H” subdivision of 10.03 gross acres into two residential parcels with a 5 acre minimum parcel size.

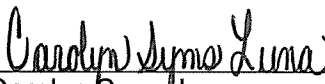
RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7179**, amending the zoning classification for the subject property from Rural Residential – 20 Acre Minimum to Residential Agricultural – 5 Acre Minimum, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33262**, subject to the attached conditions of



Carolyn Syms Luna
Planning Director

(Continued on next page)

Initials: CSL:ar/dm

REVIEWED BY EXECUTIVE OFFICE

DATE _____ Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

At the Planning Commission hearing, Planning staff recommended modification of 2 of the Conditions of Approval [50.PLANNING. 24 "EXISTING STRUCTURES (1)" and 90.PLANNING. 07 "EXISTING STRUCTURES (2)"] to reflect the fact that the applicant provided proof that the existing second residence on proposed Parcel 1 has a building permit. The Commission accepted staff's recommendations.

Subsequent to the Planning Commission's action, the project's Deposit Based Fee (DBF) balance dropped into a negative balance. On May 3, 2012, another supplemental deposit was made, and the project is now being processed forward to the Board of Supervisors for public hearing.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.2: CHANGE OF ZONE NO. 7179 / TENTATIVE PARCEL MAP NO. 33262** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Trans-Pacific Consultants, Inc. - Engineer/Representative: Trans-Pacific Consultants, Inc. - Third Supervisorial District - Cahuilla Zoning Area - Riverside Extended Mountain Area Plan - Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road - 10.03 Gross Acres - Zoning: Rural Residential - 20 Acre Minimum (R-R-20) - **APN: 572-060-067** - (Quasi-judicial)
- II. **PROJECT DESCRIPTION**
The Change of Zone proposes to change the current zoning classification from Rural Residential - 20 Acre Minimum (R-R-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Parcel Map a Schedule H subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail jhorn@rctlma.org
- The following spoke in favor of the subject proposal:
Joan Kessman, Applicant, 52300 Kess Road, Anza, CA 92539
Sam Yoo, Applicant's Representative, 27431 Enterprise Circle, Temecula, CA 92590
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE.
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- APPROVAL** of a **CHANGE OF ZONE NO. 7179** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 33262** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 7.2
Area Plan: REMAP
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Jeff Horn
Planning Commission: May 5, 2010

CHANGE OF ZONE NO. 7179
TENTATIVE PARCEL MAP NO. 33262
ENVIRONMENTAL ASSESSMENT NO. 40242
Applicant: Trans-Pacific Consultants, Inc.
Engineer/Rep.: Trans-Pacific Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7179 proposes to change the current zoning classification from Rural Residential – 20 Acre Minimum (R-R-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33262 proposes a Schedule “H” subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.

The project site is located within the Riverside Extended Mountain Area Plan (REMAP), more specifically, northerly of Kess Road, southerly of Saddleback Road, easterly of Tripp Flats Road, and westerly of High Hill Road.

ISSUES OF POTENTIAL CONCERN:

The project site currently contains one (1) stick built home and three (3) prefabricated mobile homes. Currently, only the stick built home has been permitted. Additionally, a mobile home is proposed to be relocated to comply with the maximum allowance of two (2) homes per property.

The existence of four (4) homes on a two (2) lot subdivision will require the permitting of two (2) units as primary residences, and two (2) units as second units. The following Conditions of Approval, 50.PLANNING.24 and 90.PLANNING.07, will ensure that proper permitting occur prior to recordation of the Final Map.

“PRIOR TO MAP RECORDATION one of the following conditions must be met:

- 1) The three (3) mobile homes shown on APPROVED EXHIBIT A must have building permits applied for and brought to a permit status of "ISSUED". Two (2) of the mobile homes shown on parcel 2 APPROVED EXHIBIT A must have a Second Unit Permit applied for and brought to a status of "TENTATIVELY APPROVED"; or
- 2) One (1) of the mobile homes shown on parcel 2 of APPROVED EXHIBIT A must have building permits "ISSUED." The remaining mobile home on parcel 2 must either be removed or have a Second Unit Permit "TENTATIVELY APPROVED" and a building permit brought to a status of "ISSUED." The remaining mobile home on parcel 1 must have a Second Unit Permit brought to a status of "TENTATIVELY APPROVED" and a building permit brought to a status of "ISSUED" or it must be removed; or
- 3) All non-permitted mobile homes must be removed from the property.”

And, “PRIOR TO FINAL BUILDING PERMIT no mobile homes shown on EXHIBIT A shall be finaled until one of the following conditions occurs:

- 1) The map is recorded and a single mobile home may be finaled on the newly created parcel 2.

- 2) One (1) second unit permit is APPROVED, in that case one mobile home is allowed to be finaled.
- 3) The Final Map is recorded and a single mobile home may be finaled on the newly created parcel and one (1) second unit permit is approved, in that case a second mobile home is allowed to be finaled.
- 4) The map is recorded and a single mobile home may be finaled on the newly created parcel and one (1) second unit permit is approved on one parcel and a 2nd second unit permit is approved on another parcel, in that case the second and third mobile homes are allowed to be finaled.”

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east, south and west.
3. Existing Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20).
4. Proposed Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5).
5. Surrounding Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential – 5 Acre Minimum (R-R-5) to the south.
6. Existing Land Use (Ex. #1): One (1) custom single-family residence and three (3) prefabricated homes.
7. Surrounding Land Use (Ex. #1): Scattered single-family residences to the north, east and south, and vacant land to the west.
8. Project Data:
Total Acreage: 10.03
Total Proposed Lots: 2
Proposed Min. Lot Size: 5 gross acres
Schedule: H
9. Environmental Concerns: See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of a **CHANGE OF ZONE NO. 7179** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33262** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance the Rural: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural – 5 Acre Minimum (R-A-5) 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 Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east, south and west.
4. The proposed zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification.
6. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is consistent with the development standards set forth in the is Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification.
7. The project site is surrounded by properties which are zoned Rural Residential - 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential - 5 Acre Minimum (R-R-5) to the south.
8. Scattered residential uses have been constructed and are operating in the project vicinity.

9. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'O' Criteria Cell number: 5810. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01484) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

10. Environmental Assessment No. 40242 identifies the following potentially significant impacts:

a. Hazards/Hazardous Material

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - d. An Alquist-Priolo fault zone.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountainous Area Plan.
 - b. The boundaries of the Hemet Unified School District;
 - c. Mt. Palomar Lighting Area, Zone B approximately 17.08 Miles;
 - d. MSHCP Cell Group 'O' Criteria Cell Number 5810;
 - e. Valley-Wide Recreation and Park District; and
 - f. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 572-060-067.
5. This project was filed with the Planning Department on July 19, 2005.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates January 25, 2007, November 29, 2007, and February 21, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,217.84.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07179 PM33262
VICINITY/POLICY AREAS

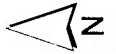
Supervisor Stone
 District 3

Date Drawn: 1/25/2010
 Vicinity Map



Assessors Bk. Pg. 572-06
 Thomas Bros. Pg. 903 J7 & 933 J1
 Edition 2009

Zoning Area: Cahuilla
 Township/Range: T7SR2E
 Section: 2



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07179 PM33262

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 1/25/2010
Exhibit 3



Zoning Area: Cahuilla
Township/Range: T7SR2E
Section: 2



Assessors Bk. Pg. 572-06
Thomas Bros. Pg. 903 J7 & 933 J1
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.fgma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07179 PM33262

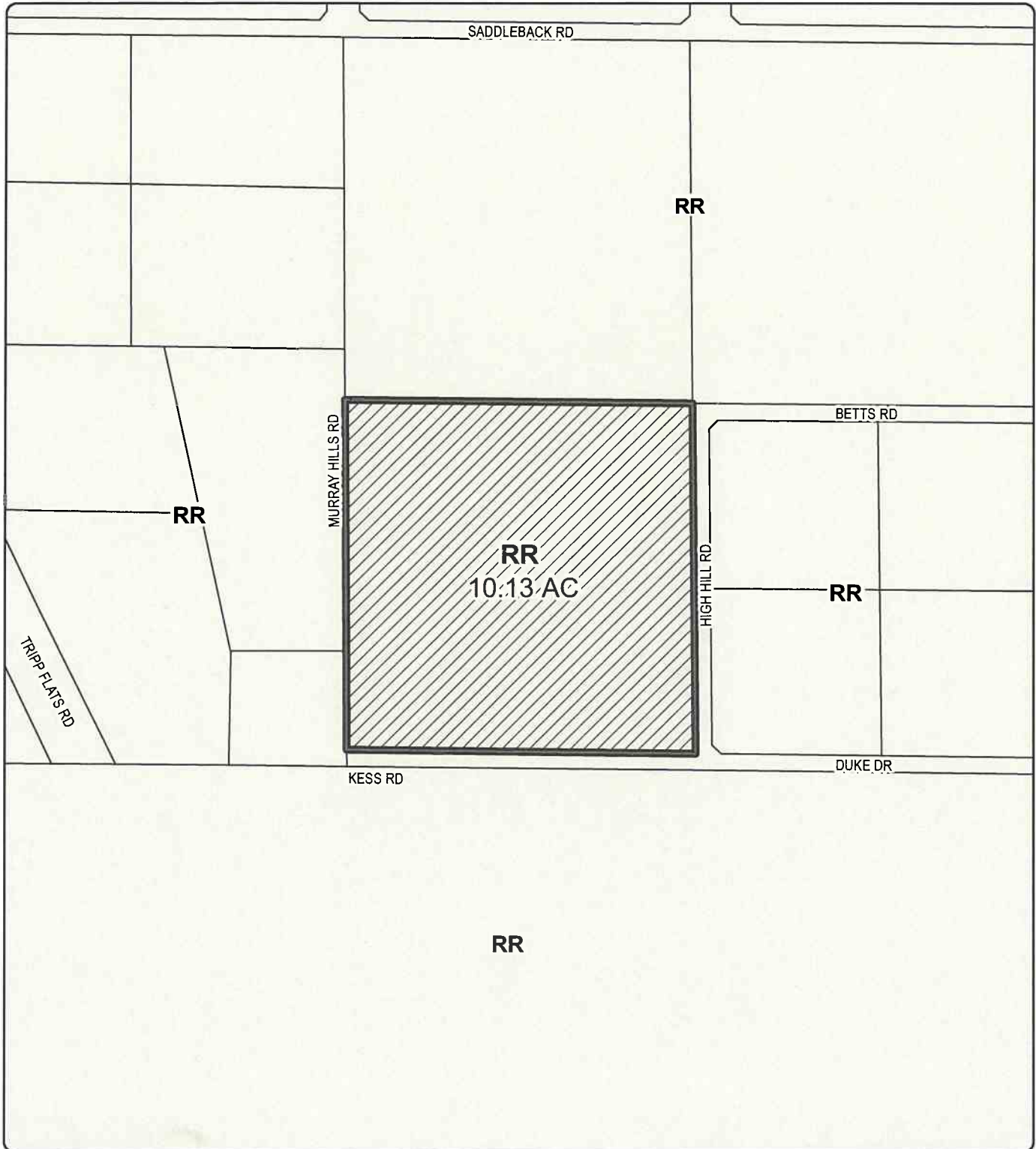
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 1/25/2010

Exhibit 5



Zoning Area: Cahuilla
 Township/Range: T7SR2E
 Section: 2



Assessors Bk. Pg. 572-06
 Thomas Bros. Pg. 903 J7 & 933 J1
 Edition 2009

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TENTATIVE PARCEL MAP NO. 33262 AMENDED NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PARCEL 3 OF PARCEL MAP 5886 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
 QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE
 SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON UNITED STATES GOVERNMENT SURVEY

LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 3 OF PARCEL MAP 5886, AS SHOWN BY PARCEL MAP NO. 33262, AMENDED NO. 3, RECORDS FILED IN BOOK 14, PAGES 36 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

1. THIS PARCEL MAP IS FOR INFORMATION ONLY. THE AREA IS NOT SUBJECT TO SPECIAL TAXES.
2. AREA IS NOT SUBJECT TO SPECIAL TAXES.
3. AREA IS NOT SUBJECT TO SPECIAL TAXES.
4. AREA IS NOT SUBJECT TO SPECIAL TAXES.
5. ON THE PROPERTY, PROPOSED
6. NO PROPOSED GRADE IN THE PROPERTY.
7. WITH NOTES SUPPLEMENT "A".
8. NO EXISTING OR PROPOSED DRAINAGE FACILITIES ON THE PROPERTY.

SOURCE OF TOPOGRAPHY

DIGITAL MAPPING ASSOCIATES, INC.
 SAN BERNARDINO, CA 92407
 PHONE: (909) 257-7285
 FAX: (909) 257-7285

ASSESSOR PARCEL NUMBER

572-000-087

UTILITIES:

SEWER: SEWER
 GAS: GAS
 PROPRANE: PROPRANE
 ELECTRIC: ELECTRIC CO-OP
 TELEPHONE: TELEPHONE

APPLICANT/OWNER

JACK KESSMAN
 52300 KESS ROAD
 ANZA, CA 92521
 PHONE: (951) 783-4028

PREPARED BY:

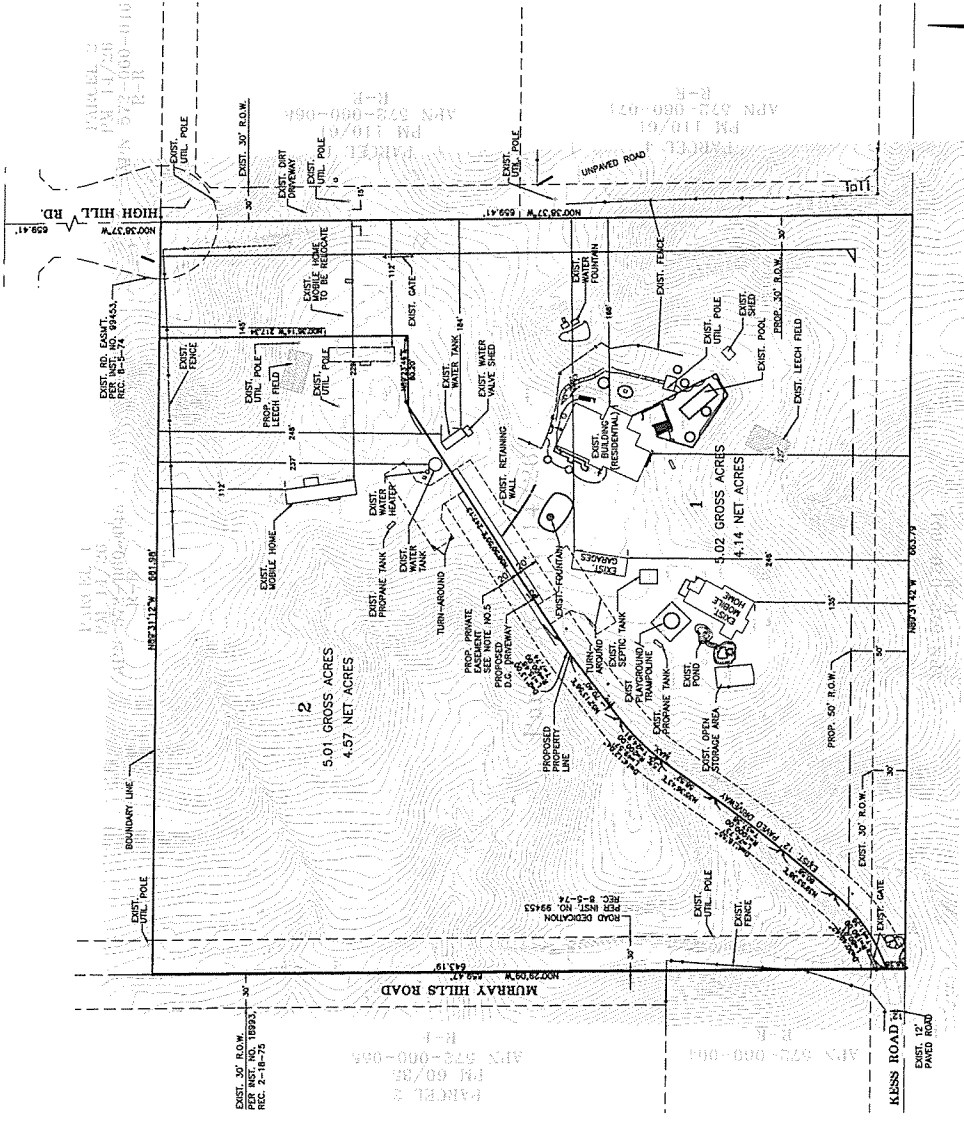
TRANS-PACIFIC CONSULTANTS
 11000 WINDY HILLS ROAD, SUITE 100
 TANGLEBEE, CA 92590
 PHONE: (951) 976-7000

SITE ADDRESS:

52300 KESS ROAD
 ANZA, CA, 92526

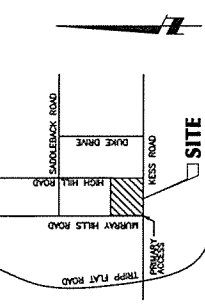
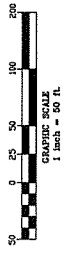
PROJECT INFORMATION:

THOMAS BRIGGS COORD'S: PAGE 809, 1 OF THE INVERSIDE COUNTY 2003 EDITION.
 PROPOSED USE: RESIDENTIAL
 EXISTING ZONING: R-R-20
 LAND USE DESIGNATION: RESIDENTIAL AGRICULTURAL (3 ACRE MINIMUM)
 PROPOSED ADJACENT LAND USE: RESIDENTIAL
 TOTAL SINGLE FAMILY LOTS: 2
 TOTAL OPEN SPACE LOTS: 0
 TOTAL ACRES: 9.10 ACRES
 DENSITY: 0.2 DU / AC
 ASSESSOR'S PARCEL MAP NO. 5886
 GENERAL PLAN DESIGNATION: SPECIFIC PLAN (NONE)
 FEMA ZONE: ZONE 7 (WATERSHED SCHOOL DISTRICT)
 THIS MAP INCLUDES THE ENTIRE CONTIGUOUS BOUNDARIES OF THE LAND DIVER

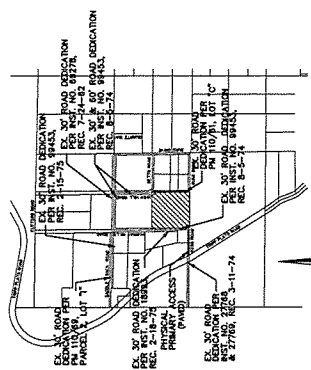


- NOTE:**
1. ALL EXISTING STRUCTURES, BUILDINGS AND UTILITIES WILL REMAIN IN PLACE.
 2. EXISTING NON-PERMITTED GRADING.
 3. CORNER CUTBACKS FOR DESIGN STD. 37/60 ACCESS ROAD.
 4. ANY FUTURE PARCEL SPLIT OR STRUCTURE REQUIRE A SECONDARY ACCESS ROAD.
 5. ANY FUTURE PARCEL SPLIT OR STRUCTURE REQUIRE A SECONDARY ACCESS ROAD.
- WE HEREBY RETAIN THE EASEMENT INDICATED AS INGRESS & EGRESS, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF THE PROPOSED PARCELS AND PARCEL DIVISIONS WITHIN THIS PARCEL MAP NO. 33262.

DATE	NO.	REVISION
02/20/10	1	ISSUED FOR PERMITTING
02/20/10	2	REVISED TO SHOW PERMITTING
02/20/10	3	REVISED TO SHOW PERMITTING
02/20/10	4	REVISED TO SHOW PERMITTING
02/20/10	5	REVISED TO SHOW PERMITTING



VICINITY MAP
 NOT TO SCALE



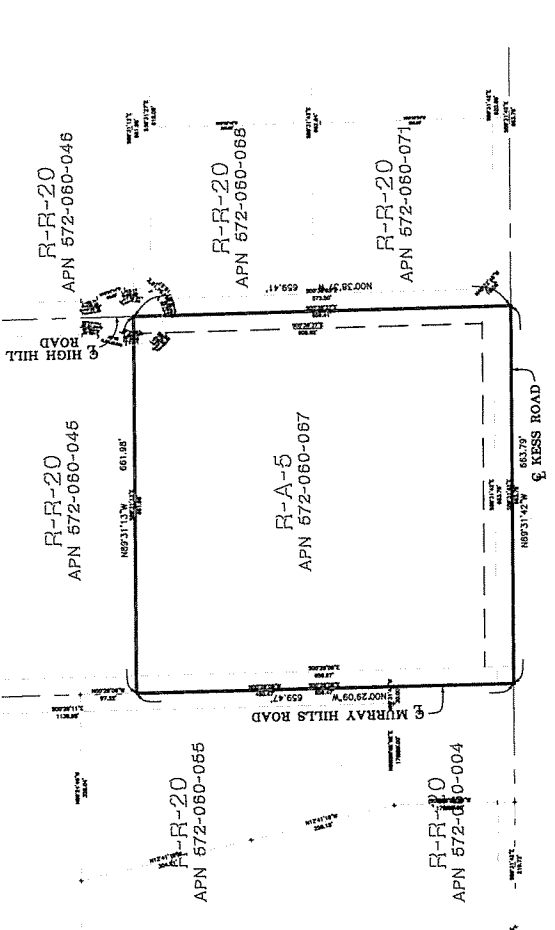
INDEX MAP
 NOT TO SCALE

LEGEND

- Project Boundary
- Proposed Parcel Number
- Existing Contour
- Existing R/W
- Proposed R/W
- Proposed Property Line
- Approx Location of Proposed Lease Field



**CHANGE OF ZONE NO. 7179
AMENDMENT NO. 1 / MAP NO. PM 33262**



LEGEND
R-A-5 RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

APPLICANT/OWNER
JOAN L. KESMAN
1400 KESS ROAD
AZUSA, CALIF. 91702
PHONE NO.: (951) 783-4628

ENGINEER AT WORK
TRANS PACIFIC CONSULTANTS
1400 KESS ROAD
AZUSA, CALIF. 91702
PHONE: (951) 675-7000

DATE PREPARED:
MAY 24, 2006

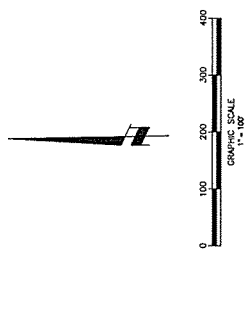
UTILITY PURVEYORS
WATER: METRO WATER DISTRICT
SEWER: METRO WATER DISTRICT
GAS: SOUTHWEST GAS COMPANY
TELEPHONE: VERIZON

SITE ADDRESS
5200 KESS ROAD
AZUSA, CALIF. 91702



GENERAL NOTES
1. THOMAS BROS. COORDS. PAGE 184.7 OF THE RIVERSIDE COUNTY 2005 EDITION
2. PROPOSED USE: RESIDENTIAL
3. EXISTING ZONING: R-R-20
4. PROPOSED ZONING: RES. R-A-5
5. 8 LOT NET
6. SCHEDULE "M" ASSESSMENT COMMITTEE FACILITIES DISTRICT (M.A.C.F.)
7. SCHEDULE "M" ASSESSMENT COMMITTEE FACILITIES DISTRICT (M.A.C.F.)
8. SCHOOL DIST. 11 (AZUSA UNIFIED SCHOOL DISTRICT)
9. FEMA ZONE: ZONE 7
10. ADJACENT CONTIGUOUS OWNERSHIP OF THE LAND DIVISION

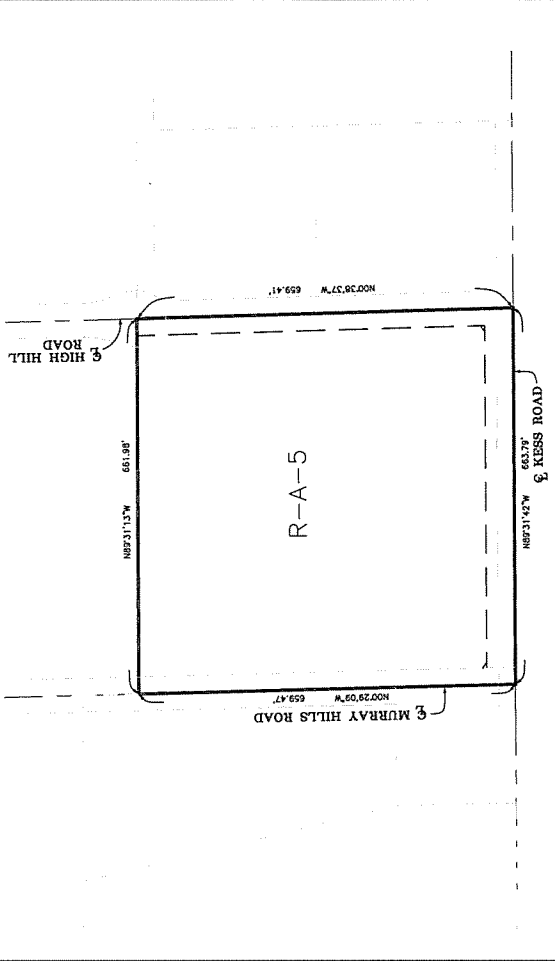
LEGAL DESCRIPTION
THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS PARCELS 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



VICINITY MAP
NOT TO SCALE

SPECIAL NOTES
1. UTILITY OR OTHER EASEMENT IN THE PROPERTY.
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.

**CAHUILLA AREA
S 1/2 SEC. 2, T.7 S. R.2 E.**



LEGEND
R-A-5 RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

APPLICANT/OWNER
JOAN L. KESMAN
1400 KESS ROAD
AZUSA, CALIF. 91702
PHONE NO.: (951) 783-4628

ENGINEER AT WORK
TRANS PACIFIC CONSULTANTS
1400 KESS ROAD
AZUSA, CALIF. 91702
PHONE: (951) 675-7000

DATE PREPARED:
MAY 24, 2006

UTILITY PURVEYORS
WATER: METRO WATER DISTRICT
SEWER: METRO WATER DISTRICT
GAS: SOUTHWEST GAS COMPANY
TELEPHONE: VERIZON

SITE ADDRESS
5200 KESS ROAD
AZUSA, CALIF. 91702



MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07179
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348
RIVERSIDE COUNTY BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40242
Project Case Type (s) and Number(s): CZ07179 and PM33262
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955-6925
Applicant's Name: Trans-Pacific Consultants, Inc.
Applicant's Address: 27431 Enterprise Circle, Temecula CA 92590
Engineer/Representative: Trans-Pacific Consultants, Inc.
Engineer/Representative's Address: 27431 Enterprise Circle, Temecula CA 92590

I. PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7179 proposes to change the current zoning classification from Rural Residential – 20 Acre Minimum (R-R-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33262 is a Schedule "H" subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.

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

C. Total Project Area: 10.03 Gross Acres

Residential Acres: 10.13	Lots: 2	Units:	Projected No. of Residents: 10
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 572-060-067

E. Street References: The project site is located within the Riverside Extended Mountainous Area Plan (REMAP), northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 2, Township 7 South, Range 2 East.

G. Brief description of the existing environmental setting of the project site and its surroundings: The 10.03 gross acre property consists of a gentle downward slope originating from southeast corner of the project site is located on a ridgeline and slopes downward southwesterly for the northeast corner. The eastern portion of the project site is relatively flat and had been highly developed; containing one (1) custom homes and the (3) manufactured homes. The westerly portion remains as undisturbed natural vegetation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area, however the project has been conditioned accordingly to ensure public safety through site design and construction. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed two (2) residential lot subdivision is considered a minor subdivision therefore impacts to noise shall be less than significant. The proposed project meets with all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with 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): Riverside Extend Mountainous Area Plan (REMAP)

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential - 5 Acre Minimum (R-R)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan (REMAP)

2. **Foundation Component(s):**
North/South/West/East: Rural

3. **Land Use Designation(s):**

North/South/West/East: Rural Residential (RR)

4. **Overlay(s) and Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

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

J. **Proposed Zoning, if any:** Residential Agricultural– 5 Acre Minimum (R-A-5)

Adjacent and Surrounding Zoning: Rural Residential – 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential – 5 Acre Minimum (R-R-5) 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 type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, 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 Manns For
Jeff Horn

Signature

3-20-10

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

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

Findings of Fact: This project is not located near a scenic highway corridor. The project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measure 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), Riverside County Integrated Plan (RCIP)

Findings of Fact:

a) According to the RCIP, the project site is located 17.08 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.23) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

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

- a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.
- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation measures required.

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

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

Findings of Fact:

- a) This project site is not designated as Farmland of local importance. The land use designations for the project site, as well as the surrounding properties to the north, south, and west are Rural: Rural Residential (R: RR). The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- c) The project is not located near and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project site has no existing agricultural uses.
- d) The project does not proposes any changes to the existing environment, therefore the project will no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

Source: SCAQMD; Riverside County General Plan, Figure AQ-2 "South Coast Air Quality Management District and California Air Resources Board Air Monitoring Network in Riverside County"

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

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

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

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

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS, On-site Inspection, HANS01484, PDB04643

Findings of Fact:

- a) The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'O' Criteria Cell number: 5810. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS1484) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) All driveways and structures currently exist on the project site, and the project does not propose any additional grading or building. Therefore, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species.
- c) All driveways and structures currently exist on the project site, and the project does not propose any additional grading or building. The project could not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Riparian habitat and alluvial vegetation does not exist on the project site, therefore, the proposed project has no potential to impact 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.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: On-site Inspection, Project Application Materials

Findings of Fact: The project does not propose any additional grading, therefore:

- a) Development of this project site will not alter or destroy a historic site; and
- b) Development of this project will not cause a substantial adverse change in the significance of a historical resource.

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
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

Findings of Fact:

- a) There is no historic site on record within the project site, therefore there impacts in altering or destroying a historic site is less than significant.
- b) In the event of inadvertent archaeological find, all ground disturbance activities within 100 feet of the discovery shall be halted until a meeting is convened between the developer, the archaeologist, the appropriate Native American tribal representative, and the Planning Director. Further ground disturbance activities shall not resume until an agreement has been

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reached by all parties as to the appropriate mitigation in the case cultural resources or human remains are to be found.

- c) If human remains are encountered, no further disturbance shall occur until the County Coroner has determined whether it is of prehistoric human remains.
- d) There are no existing religious or sacred uses on record within the potential impact area, therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

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

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

Findings of Fact: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO. No. 2005

Findings of Fact:

- a) The project site is not located on a known earthquake fault study zone and therefore will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death
- b) The project site will not 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.

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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

Source: RCIP Figure S-3 "Generalized Liquefaction," REMAP Area Plan "Seismic Hazards Figure 12, RCLIS and Geologist Review

Findings of Fact:

a) This project is located in an area as indicated by the General Plan where there is no potential for liquefaction. The County Geologist has reviewed the proposed project site and concluded that no liquefaction study shall be required therefore there is a determination that no impacts for the determination that impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project has been reviewed by the County Geologist and was found that the project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to unstable soil resulting in potential for ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Change topography or ground surface relief features?				
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing topography of the project site. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

Findings of Fact:

The project will require grading for house pads on each parcel. However, impacts to substantial soil erosion or the loss of topsoil are less than significant:

- a. The project site will not result in substantial soil erosion or the loss of topsoil.
- b. Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. Currently the project does not propose to construct any additional homes, however if expansive soils are identified during building, there is sufficient area out side areas of constraint on the proposed two (2) lots for alternative building sites.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, County Flood Department Review

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

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) 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.BSGRADE.2)

Mitigation: No mitigation required.

Monitoring: No monitoring 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, Geology Department Review

Findings of Fact:

- a) The project site lies within a high area of wind erosion. (The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA 10.BS GRADE.5).

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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within one-quarter mile of an existing or proposed school?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a. The development of two (2) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The project site is not located within an Airport Influence Area therefore the project will not:

- a. Result in an inconsistency with an Airport Master Plan.
- b. Require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. Be located within an airport land use plan or within 2 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. Be 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.

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 High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that 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 (50.FIRE.1).

Mitigation: Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that 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 (50.FIRE.1).

Monitoring: Monitoring will occur through the Fire Department and Building and Safety Plan Check Process.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

- b. Violate any water quality standards or waste discharge requirements?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a. The project does not propose additional grading on site, therefore the project will not substantially alter the existing drainage pattern of the site or area.
- b. The project does not propose additional grading on site, therefore the creation of two (2) residential lots will not violate any water quality standards or waste discharge requirements.
- c. The project does not propose the creation of any additional wells onsite, and therefore the proposed two (2) lot subdivision of 10.03 gross acres shall not substantially deplete groundwater supplies. The project does not propose any additional buildings or roads, and therefore without the addition of any additional impervious surfaces, the project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d. Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e. The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f. The project will not otherwise substantially degrade water quality.
- g. The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. No natural watercourses exist onsite. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed two (2) lot subdivision of 10.03 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project site will not make changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

The proposed project is for the subdivision of two (2) single-family residential lots with a 5 acre minimum. The project site is scattered single-family residential to the north is scattered single-family residential and agricultural uses to the east, and vacant land to the south and west.

- a. The proposed project's Land Use Designation is Rural: Rural Residential (R-RR) (5 Acre Minimum). The properties to the north, south, east, and west is Rural: Rural Residential (R-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RR) (5 Acre Minimum). This project is consistent with this land use designation and will not result in a substantial alteration of the present or planned land use of the area.

- b. The project is not within a city sphere of influence, therefore will not affect land use within adjacent cities or county 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
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project's existing zone is Rural Residential - 20 Acre minimum (R-R-20). The proposed zone is Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed two (2) lot subdivision of 10.03 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-A-5 zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential - 20 Acre minimum (R-R-20) to the north, east, and west, and Residential Agricultural - 5 Acre Minimum (R-A-5) to the south. The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a. The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b. The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c. The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
28. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<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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NA A B C D

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, RCLIS

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

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.

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

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) No new construction is proposed by the project, therefore a substantial temporary or periodic increase in ambient noise levels in the project vicinity would not be caused by this proposal. However, should at anytime new homes be proposed in place of the existing structures, short-term, construction-related noise impacts may occur during grading or construction activities. However, the impacts are temporary and considered less than significant.

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

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed two (2) primary residential pads and two (2) secondary residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed development is for the subdivision of 10.03 gross acres into two (2) residential parcels. There are four (4) existing residences on the project site that will remain; therefore the project will not increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d) The proposed project is not in a County Redevelopment Area.
- e) The proposed development is for the subdivision of 10.03 gross acres into two (2) residential parcels. There are four (4) existing residences on the project site that will remain; therefore the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will not cause cumulative impacts on official regional or local population projections within the area.

- f) There are four (4) existing residences on the project site that will remain and no new improvement to roads on or offsite are proposed; therefore 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 effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.13).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.13).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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.7)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.11)

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed eight (8) lot subdivision of 39.55 gross acres would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed two (2) lot subdivision of 10.03 gross acres is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) All projects are required to pay parks and recreation fees to the Valley-Wide Parks and Recreation or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (50.Planning.7), (90.Planning.4). Since this is not unique mitigation, impacts are determined to be less than significant.

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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40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, Transportation Department Review

- a) The proposed subdivision will create any additional homes and will not cause an increase to the existing traffic load and capacity of the street system through a change in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. Therefore, the proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Given that the scope of work for the proposed project is relatively small, the scale of the project will not be substantial enough to exceed a level of service standard established by the county congestion management agency, result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails

Source: RCIP

Findings of Fact: There are no bike trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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.

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

a-b) This project will not require the installation of additional septic tanks and leach lines, therefore the project will not result in the construction of new wastewater treatment facilities or require services from a wastewater treatment provider. The project will have not impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) This project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Utilities

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

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Utility Purvey Agency Letters

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

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.

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

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

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

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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:

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

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

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

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

The following technical studies were reviewed and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

PD-B No. 4643, *MSHCP Compliance Report*, Prepared by Principe and Associates, dated August 23, 2006.

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

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

Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PM33262\DH-PC-BOS Hearings\EA40242.PM33262.docx
Revised: 3/25/09

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33262 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33262, Amended No. 2, dated 1/25/08.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

PARCEL MAP Parcel Map #: PM33262

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10. GENERAL CONDITIONS

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

Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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

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

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 #: PM33262

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 15

MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 33262 proposes to subdivide 10.03 acres into two parcels with minimum lot size of 5.0-acres in Cahuilla area. The project site is located south of Sadleback Road, north of Kess Road, east of Tripp Flats Road, and west of High Hill Road.

The proposed project is on a ridge and as such does not receive any runoff from the north. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3 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. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential - 5 Acre Minimum (R-A-5) 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

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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. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33262

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - EXISTING SECOND UNITS RECOMMND

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

From ordinance 348:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LC LANDSCP REQUIREMENTS

RECOMMND

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

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

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

10.PLANNING. 19

MAP - LC LNDSCP SPECIES

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/EXEMPT (cont.) RECOMMND

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

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

10.TRANS. 7 MAP - RELOCATE EXISTING GATE RECOMMND

The applicant has agreed that in the future they will relocate the existing gate outside the right-of-way of Kess Road and realign the driveway as approved by the Director of Transportation.

10.TRANS. 8 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - COUNTY WEB SITE (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

BS GRADE DEPARTMENT

50.BS GRADE. 1 MAP-G6.1EXTG GRDG TO CODE RECOMMND

PRIOR TO RECORDATION OF THIS SUBDIVISION MAP, THE APPLICANT SHALL BRING THE EXISTING GRADING INTO CONFORMANCE WITH ORDINANCE 457. CONFORMANCE SHALL INCLUDE BUT IS NOT LIMITED TO OBTAINING A GRADING PERMIT, PERFORMING ANY ADDITIONAL GRADING OR WORK NECESSARY TO RESTORE THE SITE TO ITS PREVIOUS NATURAL CONDITION OR BRING IT INTO CONFORMANCE WITH ORDINANCE 457 REQUIREMENTS FOR STRUCTURAL GRADING, AND TO PROVIDE WRITTEN CLEARANCE FROM THE BUILDING AND SAFETY DEPARTMENT'S DISTRICT GRADING OFFICE TO THE GRADING DIVISION'S DEVELOPMENT REVIEW SECTION THAT THE ABOVE REQUIREMENT HAS BEEN MET.

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

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50. PRIOR TO MAP RECORDATION

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

 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-DRIVEWAY ACCESS RECOMMND

(EXISTING DRIVEWAYS)

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-DRIVEWAY REQUIR RECOMMND

(EXISTING DRIVEWAYS)

Access will not have an up, or downgrade of more than 15%. (access will not be less than 12 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6 MAP-#98-WATER TANK RECOMMND

A private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

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

PARCEL MAP Parcel Map #: PM33262

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

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 five (5) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 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. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

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 Valey-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 15 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. 18 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - EXISTING STRUCTURES (1) RECOMMND

"PRIOR TO MAP RECORDATION, the following conditions must be met:

For Parcel 1 as shown on APPROVED EXHIBIT A:

1) One (1) mobile home shall exist in addition to the existing residential building. The one mobile home shall have a second unit permit in a "TENTATIVE APPROVED" status; or

2) All non-permitted mobile homes and residential buildings shall be removed; and

For Parcel 2 as shown on APPROVED EXHIBIT A:

1) If one (1) mobile home remains, it shall have a building permit in "APPLIED" status and all other non-permitted mobile homes and residential buildings must be removed; or

2) If two (2) mobile homes exist, both mobile homes shall have a building permit in "APPLIED" status and one shall also have a second unit permit in "TENTATIVE APPROVED" status; or

3) All non-permitted mobile homes and residential buildings must be removed."

TRANS DEPARTMENT

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 4 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Kess Road and so noted on the final map, with the exception of one 20' temporary access driveway.

NOTE: In the future the gate located on Kess Road will be relocated outside the road right-of-way and driveway shall be realigned by the owner (per 10.TRANS.7) as approved by

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - ACCESS RESTRICTION (cont.) RECOMMND

the Director of Transportation.

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 10 MAP - R-O-W DEDICATED 1 RECOMMND

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

Sufficient public street right-of-way along High Hill Road (easterly project boundary) shall be dedicated for public use to provide for a 30 foot half width right-of-way.

50.TRANS. 19 MAP- CORNER CUT-BACK I/SUR 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. 23 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at the intersection of Tripp Flats Road and Kess Road 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. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

All grading shall be in conformance with the

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

60. PRIOR TO GRADING PRMT ISSUANCE

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

recommendations of the geotechnical/soils reports as approved by Riverside County.*

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

60. PRIOR TO GRADING PRMT ISSUANCE

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

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 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

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 10.03 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 compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Second Unit Permits have been approved by the Planning Director and have been made effective.

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

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 MAP - PERC TEST REQD RECOMMND

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

80.E HEALTH. 2 MAP - RWQCB OK RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

80.E HEALTH. 3 MAP - WATER PERMIT RECOMMND

If the project is to be served water by existing wells, pumps and water tanks, a water supply permit will be required. The requirements are as follows: 1) Satisfactory laboratory tests (bacteriological, general mineral, general physical, organic, inorganic). 2) A complete set of plans showing all details of the proposed and existing water systems or wells.

Note the specific location of the existing water well on the plot plan. Currently, the plan suggests that the existing well may be located on the proposed new parcel. Indicate if both parcels are to have their own wells or share one or more wells under a shared well agreement.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the 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 10.03 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

PARCEL MAP Parcel Map #: PM33262

Parcel: 572-060-067

90. PRIOR TO BLDG FINAL INSPECTION

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

ordinance shall be required.

90.PLANNING. 7 MAP - EXISTING STRUCTURES (2) RECOMMND

"PRIOR TO FINAL BUILDING PERMIT, no mobile homes shown on APPROVED EXHIBIT A shall be in "FINAL" status until THE FINAL MAP HAS BEEN RECORDED and the following conditions occurs:

For Parcel 2 as shown on APPROVED EXHIBIT A:

1) If two (2) mobile homes exist on Parcel 2, a building permit shall be in "ISSUED" status for the existing mobile home and for the mobile home relocated from Parcel 1. A second unit permit shall be in "APPROVED" status for one of the mobile homes existing on Parcel 2; or

2) If one (1) mobile home is to remain on Parcel 2, a building permit shall be in "ISSUED" status for the mobile home and all other non-permitted residential buildings have been removed.

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

DATE: January 3, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Petty
Supervisor Stone
CSA# 152 c/o EDA
Co. Waste Management Dept.

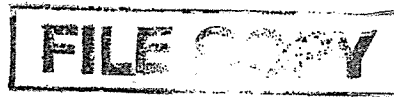
Co. Sheriff's Office
Hemet Unified School Dist.
Verizon Engineering
Anza Elec. Co-Op
EIC "Attachment A"
US Postal Service
San Diego Regional WQCB
Riverside Transit Agency
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians
Anza Muni. Advisory Council

CHANGE OF ZONE NO. 7179, TENTATIVE PARCEL MAP NO. 33262 – EA40242 – Applicant: Trans-Pacific Consultants, Inc. – Engineer/Representative: Trans-Pacific Consultants, Inc. – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Kess Road, southerly of Saddleback Road, easterly of Tripp Flats Road, and westerly of High Hill Road – 10.03 Gross Acres – Zoning: Rural Residential – 20 Acre Minimum (R-R-20) – **REQUEST:** Change of zone request from R-R-20 to R-R-5 and a Schedule 'H' proposal to subdivide 10.03 gross acres into 2 parcels of equal size with 5-acre minimums. – APN: 572-060-067 – Concurrent Cases: CZ07179, PM33262

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 25, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Pei-Ming Chou**, Project Planner, at **(951) 955-5719** or email at pchou@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:



DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: November 6, 2007

TO:

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

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

TENTATIVE PARCEL MAP NO. 33262 AMENDED NO. 1 – EA40242 – Applicant: Trans-Pacific Consultants, Inc. – Engineer/Representative: Trans-Pacific Consultants, Inc. – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road – 10.03 Gross Acres – Zoning: Rural Residential – 20 Acre Minimum (R-R-20) – **REQUEST:** A proposal for a Schedule 'H' subdivision of 10.03 gross acres into two (2) parcels with a minimum lot size of 5 gross acres – APN: 572-060-067 – Concurrent Cases: CZ07179

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 **November 29, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

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

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 17, 2008

TO:

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

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

CHANGE OF ZONE NO. 7179, TENTATIVE PARCEL MAP NO. 33262 AMENDED NO. 2- EA40242 – Applicant: Trans-Pacific Consultants, Inc. – Engineer/Representative: Trans-Pacific Consultants, Inc. – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road – 10.03 Gross Acres – Zoning: Rural Residential – 20 Acre Minimum (R-R-20) – **REQUEST:** The change of zone is a request to amend the existing zoning classification from R-R-20 to R-R-5. The parcel map is a proposal for a Schedule 'H' subdivision of 10.03 gross acres into 2 parcels of equal size with 5-acre minimums. **NOTE: Amended maps are pertinent to the corrections of Fire and B&S Grading. Please use for filing and informational purposes–** APN: 572-060-067 – Concurrent Cases: CZ07179, PM33262

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested as soon as possible.

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

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

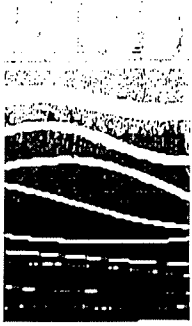
TELEPHONE: _____

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.

OCT 27 2006

COUNTY OF RIVERSIDE
 TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department



Carolyn Syms Luna
 Director

October 24, 2006

Mr. Tim Reyes
 Trans-Pacific Consultants
 27431 Enterprise Circle West
 Temecula, CA 92590

Dear Mr. Reyes:

Re: JPR 06-09-28-01 Determination Letter – No Conservation
HANS No. 1484
Case No. PM33262
Assessor's Parcel Number(s): 572-060-067

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

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 the attached comments, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT


 Jared Bond
 Ecological Resources Specialist

JB:mt

xc: Karin Watts-Bazan, Deputy County Counsel
 Gregory Neal, EPD Deputy Director
 Monica Thill, EPD
 Ken Graff, RCA
 Sarah Lozano, RCA
 Pei-Ming Chou, Planner

Environmental Programs Department – County of Riverside

4080 Lemon Street, 12th Floor, Riverside, California 92501 Phone: (951) 955-6097 Fax: (951) 955-0090



RCA Joint Project Review (JPR)

JPR #: 06 09 28 01

Date: 10/06/06

Project Information

Permittee: Riverside County

Case Information: HANS 1484

Site Acreage: 9.1 acres

Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and Other Plan requirements*

Data:

Applicable Core/Linkage: Proposed Linkage 15

Area Plan: REMAP

APN	Sub-Unit	Cell Group	Cell
572060067	SU ^A - Tripp Flats	Independent	5810

Comments:

- a. Proposed Linkage 15 is comprised of upland Habitat connecting the San Jacinto Mountains to existing Noncontiguous Habitat Block C. This Linkage provides Habitat and connectivity for Quino checkerspot butterfly, known to occur in this area. Other Planning Species that may use this Linkage include bobcat and mountain lion. Maintenance of habitat quality and contiguous habitat blocks is important for these species. The dimensional data provided for the Proposed Linkage 4 indicate a width ranging from 1,500 to 7,500 feet.
- b. Conservation within Cell 5810 will contribute to assembly of Proposed Linkage 15. Conservation within this Cell will focus on chaparral habitat. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation in Cell #5709 to the north and #5824 to the east. Conservation within this Cell will range from 5%-15% of the Cell focusing in the northeastern portion of the Cell.
- c. The Applicant is proposing to subdivide the property into two single family parcels. The Applicant is not planning to dedicate land to the MSHCP Conservation Area. However, the configuration and size of the proposed development is consistent with the Reserve Assembly objectives because the project is located in the southern portion of Cell 5810, away from the area described for MSHCP Conservation in the northeastern portion of the Cell. Therefore, the proposed project would not conflict with Reserve Assembly in this area.



Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. Information was provided.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

No. The project site is not located within a Narrow Endemic Plant Species Survey Area.

Section 6.3.2 – Additional Species Surveys Provided:

No. Additional species surveys are not required.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

No. The project is not located within or adjacent to areas described for conservation under the MSHCP.

Comments:

- a. According to the biological report for the project prepared by Principe and Associates, dated August 23, 2006, the site does not include riparian/riverine or vernal pool features, or fairy shrimp habitat. "Natural watercourse supporting riparian vegetation and habitat are not present on the site... No other kinds of aquatic features are present on the site (i.e. vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.)" (Principe and Associates, 2006). The project demonstrates compliance with Section 6.1.2 of the MSHCP.
- b. The proposed project is not located in close proximity to areas that are currently within or proposed for conservation as a part of the MSHCP Conservation Area, and therefore the guidelines contained in Section 6.1.4 are not applicable.

EAL

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 33262 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Trans-Pacific Consultants, Inc E-Mail: sheila.borneman@trans-pac.net

Mailing Address: 27431 Enterprise Circle West

Temecula Street CA 92590
City State ZIP

Daytime Phone No: (951) 676-7000 Fax No: (951) 699-7324

Engineer/Representative's Name: Sheila Boarneman E-Mail: sheila.borneman@trans-

Mailing Address: 27431 Enterprise Circle West

Temecula Street CA 92590
City State ZIP

Daytime Phone No: (951) 676-7000 Fax No: (951) 699-7324

Property Owner's Name: Jack and Joan Kessman E-Mail: _____

Mailing Address: 52300 Kess Road

Anza Street CA 92539
City State ZIP

Daytime Phone No: (951) 763-4028 Fax No: (951) 763-5028

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


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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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


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

TIM REYES 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

TIM REYES 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 572-060-067

Section: 2W Township: 7S Range: 2E

Approximate Gross Acreage: 9.55 Acres

General location (street address, cross streets, etc.): North of Saddleback Road, South of Kess Road, East of Murray Hills Road, West of High Hill Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 904, Section A-7

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units; and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Divide 9.55 Acres into two equal lots

Related cases filed in conjunction with this request:

Change of zone from RR20 to RR5

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

If yes, provide Case No(s). NOT Available at this time (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 29 miles (approx)

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 24 miles (approx)

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

N/A

HR 00682

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Tract Map 33262

CZ07179

DATE SUBMITTED: 12-15-05

APPLICATION INFORMATION

Applicant's Name: Trans- Pacific Consultants

E-Mail: sheilaborneman@trans-pac.net

Mailing Address: 27431 Enterprise Circle West

	<small>Street</small>		
<u>Temecula</u>	<u>CA</u>	<u>92590</u>	
<small>City</small>	<small>State</small>	<small>ZIP</small>	

Daytime Phone No: (951) 676-7000

Fax No: (951) 699-7324

Engineer/Representative's Name: Tim Reyes

E-Mail: tim.reyes@trans-pac.net

Mailing Address: 27431 Enterprise Circle West

	<small>Street</small>		
<u>Temecula</u>	<u>CA</u>	<u>92590</u>	
<small>City</small>	<small>State</small>	<small>ZIP</small>	

Daytime Phone No: (951) 676-7000

Fax No: (951) 699-7324

Property Owner's Name: Jack and Joan Kessman

E-Mail: _____

Mailing Address: 52300 Kess Road

	<small>Street</small>		
<u>Anza</u>	<u>CA</u>	<u>92539</u>	
<small>City</small>	<small>State</small>	<small>ZIP</small>	

Daytime Phone No: (951) 763-4028

Fax No: (951) 763-5028

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

TIM REYES

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 572-060-067

Section: 2 Township: 7S Range: 2E

Approximate Gross Acreage: 9.55 acres

General location (street address, cross streets, etc.): North of Kess Road, South of Sadleback Road, East of Murray Hills Road, West of High Hill Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 904, Section A-7

APPLICATION FOR CHANGE OF ZONE

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

Proposed change of zone from RR20 to RR5

Related cases filed in conjunction with this request:

Tentative Tract Map 33262

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7179 / TENTATIVE PARCEL MAP NO. 33262 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Trans-Pacific Consultants, Inc. – Engineer/Representative: Trans-Pacific Consultants, Inc. – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (RUR:R-R) (5 Acre Minimum) – Location: Northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road – 10.03 Gross Acres – Zoning: Rural Residential (20 Acre Minimum) (R-R-20) – **REQUEST:** The Change of Zone proposes to change the current zoning classification from Rural Residential (20 Acre Minimum) (R-R-20) to Rural Agricultural (5 Acre Minimum) (R-A-5). The Tentative Parcel Map a Schedule “H” subdivision of 10.03 gross acres into two, (2) residential parcels with a five, (5) gross acre minimum lot size. APN: 572-060-067. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 5, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

ASMT: 572040009, APN: 572040009
FAMILY SERVICES, ETAL
C/O DARLEEN KING
P O BOX 848
COLTON CA 92324

ASMT: 572060020, APN: 572060020
DIANE WILLIAMSON
36990 WOODVIEW RD
ANZA CA 92539

ASMT: 572040012, APN: 572040012
USA 572
UNKNOWN

ASMT: 572060023, APN: 572060023
JULIE BURLESON
C/O JULIE VANDELLINDEN
34737 LYN AVE
HEMET CA 92545

ASMT: 572060004, APN: 572060004
MARIA PEREZ FERGUSON, ETAL
516 RIALTO AVE
VENICE CA 90291

ASMT: 572060045, APN: 572060045
LORI RAMOS, ETAL
P O BOX 390436
ANZA CA 92539

ASMT: 572060006, APN: 572060006
MARGENE TAYLOR, ETAL
20131 NEWTON ST
CORONA CA 92881

ASMT: 572060046, APN: 572060046
JOHN COOPER
2342 DALADIER DR
RCH PALOS VERDES CA 90275

ASMT: 572060011, APN: 572060011
BETH MILLS
52685 SADDLEBACK RD
ANZA, CA. 92539

ASMT: 572060052, APN: 572060052
KANDY TIDWELL, ETAL
36985 TRIPP FLATS RD
ANZA, CA. 92539

ASMT: 572060017, APN: 572060017
MARION BOGUE
P O BOX 390090
ANZA CA 92539

ASMT: 572060053, APN: 572060053
CATHERINE FOY, ETAL
5107 13TH ST NW
WASHINGTON DC 20011

ASMT: 572060018, APN: 572060018
DELORES CARSON, ETAL
52251 QUARTZ WAY
ANZA, CA. 92539

ASMT: 572060054, APN: 572060054
JUDITH LOWRY, ETAL
P O BOX 390507
ANZA CA 92539

ASMT: 572060055, APN: 572060055
MARTIN TYAS
HYDRANGEA COTTAGE
18 COMMNSIDE WESTWOODSIDE
DONCASTER ENGLAND DN92AP

ASMT: 572060069, APN: 572060069
MARY STEWART, ETAL
C/O CHARLES & MARY STEWART
P O BOX 1232
LONE PINE CA 93545

ASMT: 572060056, APN: 572060056
MARGARYTA BETTS, ETAL
36950 TRIPP FLATS RD
ANZA, CA. 92539

ASMT: 572060071, APN: 572060071
JACK KESSMAN
P O BOX 391521
ANZA CA 92539

ASMT: 572060057, APN: 572060057
KATHRYN NETTE
52061 SADDLEBACK RD
ANZA, CA. 92539

ASMT: 572060072, APN: 572060072
JERALD JACKSON
11212 MCLENNAN
GRANADA HILLS CA 91344

ASMT: 572060058, APN: 572060058
URBAN DEV OF WASH D C, ETAL
C/O MICHAELSON CONNOR & BOUL
4400 WILL ROGERS STE 300
OKLAHOMA CITY OK 73108

ASMT: 572060073, APN: 572060073
RONALD JACKSON
36552 TRIPP FLATS RD
ANZA, CA. 92539

ASMT: 572060059, APN: 572060059
ANGELA STUCKEY, ETAL
933 LA RUEDA RD
VISTA CA 92084

ASMT: 572060075, APN: 572060075
MICHAEL DEMENT
52464 SADDLEBACK RD
ANZA CA 92539

ASMT: 572060060, APN: 572060060
WENDY HUBY, ETAL
36825 MURRAY HILLS RD
ANZA, CA. 92539

ASMT: 572060076, APN: 572060076
KATHLEEN PETTY, ETAL
52571 SADDLEBACK RD
ANZA, CA. 92539

ASMT: 572060067, APN: 572060067
JOAN KESSMAN, ETAL
52300 KESS RD
ANZA, CA. 92539

ASMT: 572060078, APN: 572060078
KATHERINE HANSON
36590 MURRAY HILLS RD
ANZA, CA. 92539



ASMT: 572060080, APN: 572060080
MAX MCLEMORE
27315 JEFFERSON NO J67
TEMECULA CA 92590

ASMT: 572070029, APN: 572070029
VIRGINIA ANDERSON, ETAL
958 JUNIPERO DR
COSTA MESA CA 92626

ASMT: 572070001, APN: 572070001
WILLIAM ALLEN
37071 TRIPP FLAT RD
ANZA, CA. 92539

ASMT: 572070002, APN: 572070002
DANIEL LANIK, ETAL
C/O DAN LANIK
40386 VIA ESTRADA
MURRIETA CA 92562

ASMT: 572070014, APN: 572070014
BERNICE CANGELOSI
37235 WOODVIEW RD
ANZA CA 92539

ASMT: 572070024, APN: 572070024
HEDWIG ROESSLE, ETAL
37120 WOODVIEW RD
ANZA, CA. 92539

ASMT: 572070027, APN: 572070027
CYNTHIA SOTO, ETAL
C/O MARC GLIPTIS
10722 SIMA CT
SANTEE CA 92071

ASMT: 572070028, APN: 572070028
L JUDD, ETAL
8621 LUBEC
DOWNEY CA 90240

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

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

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

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

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

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

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

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

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

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

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

Applicant/Eng-Rep :
Transpacific Consultants
Sheila Boarneman
27431 Enterprise Circle
Temecula, CA 92590

Applicant/Eng-Rep :
Transpacific Consultants
Sheila Boarneman
27431 Enterprise Circle
Temecula, CA 92590

Owner :
Jack & Joan kessman
52300 Kess Road
Anza, CA 925369

Owner :
Jack & Joan kessman
52300 Kess Road
Anza, CA 925369

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Environmental Assessment No. 40242, Tentative Parcel Map No. 33262, and Change of Zone No. 7179

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: _____

Applicant/Project Sponsor: Trans-Pacific Consultants, Inc. Date Submitted: July 19, 2005

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please Jeff Horn at (951) 955-6925.

Revised: 1/6/11
Y:\Planning Case Files-Riverside office\PM33262\DH-PC-BOS Hearings\BOS\PM33262 MND.doc

Please charge deposit fee case#: ZEA40242 ZCFG3699.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0510420

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: TRANS PACIFIC CONSULTANTS \$64.00
paid by: CK 6629
FISH AND GAME FEE FOR EA
paid towards: CFG03699 CALIF FISH & GAME: DOC FEE
at parcel: 52300 KESS RD ANZA
appl type: CFG3

By _____ Jul 26, 2005 16:22
SBROSTRO posting date Jul 26, 2005

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0916106

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: TRANS PACIFIC CONSULTANTS \$2,010.25
paid by: CK 7198
FISH AND GAME FEE FOR EA
paid towards: CFG03699 CALIF FISH & GAME: DOC FEE
at parcel: 52300 KESS RD ANZA
appl type: CFG3

By _____ Nov 24, 2009 14:08
SBROSTRO posting date Nov 24, 2009

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1101733

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: TRANS PACIFIC CONSULTANTS \$33.75
paid by: CK 1207
FISH AND GAME FEE FOR EA
paid towards: CFG03699 CALIF FISH & GAME: DOC FEE
at parcel: 52300 KESS RD ANZA
appl type: CFG3

By GLKING Feb 28, 2011 15:28
posting date Feb 28, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$33.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1204253

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: TRANS PACIFIC CONSULTANTS \$57.50
paid by: CK 1669
FISH AND GAME FEE FOR EA
paid towards: CFG03699 CALIF FISH & GAME: DOC FEE
at parcel: 52300 KESS RD ANZA
appl type: CFG3

By _____ May 16, 2012 15:15
MGARDNER posting date May 16, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

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