

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

216 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
July 24, 2014

SUBJECT: TENTATIVE PARCEL MAP NO. 34253 – Applicant: Lorraine & Gerald Kaiser. – Engineer/Representative: Markham Development Management Group, Inc., – Third/Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – REQUEST: Schedule 'H' proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Director on April 22, 2014.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR APPROVED THE PROJECT

(Continued on next page)

Departmental Concurrence

Juan C Perez
TLMA Agency Director/Interim
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE
BY:

Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District:3/3

Agenda Number:

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE PARCEL MAP NO. 34253**

DATE: July 24, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Planning Department recommended approval; and,

The Planning Director approved Tentative Parcel Map No. 36448, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

As of the date of this writing, no public comment has been received.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

A. DIRECTORS HEARING STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: July 23, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Tentative Parcel Map No. 34253

(Charge your time to these case numbers)

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input 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:

****SELECT Advertisement****

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

No New Environmental Documents Required

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 · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
July 24, 2014


SUBJECT: TENTATIVE PARCEL MAP NO. 34253 – Applicant: Lorraine & Gerald Kaiser. – Engineer/Representative: Markham Development Management Group, Inc., – Third/Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – REQUEST: Schedule 'H' proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Director on April 22, 2014.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR APPROVED THE PROJECT

(Continued on next page)



Juan C Perez
TLMA Agency Director/Interim
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District:3/3

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE PARCEL MAP NO. 34253**

DATE: July 24, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Planning Department recommended approval; and,

The Planning Director approved Tentative Parcel Map No. 36448, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

As of the date of this writing, no public comment has been received.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

A. DIRECTORS HEARING STAFF REPORT



DIRECTOR'S HEARING REPORT OF ACTIONS JULY 7, 2014

1.0 CONSENT CALENDAR

- 1.1 **THIRD EXTENSION OF TIME for PLOT PLAN NO. 23332 (FTA 2008-07) – Applicant: MIG/Hogle-Ireland, Inc. – First/First Supervisorial District – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue, and westerly of Harvill Avenue – 104.45 Gross Acres – APPROVED PROJECT DESCRIPTION:** To construct and operate a light industrial and warehouse distribution center in two options. **OPTION A** is to construct eight (8) buildings totaling 2,124,774 square feet of building space. The buildings would range from approximately 27,260 to 499,913 square feet of floor space. Option A would also include 1,197 automobile parking spaces, 46 of which are handicap spaces, 389 truck trailer parking spaces, 351 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option A"). **OPTION B** is to construct six (6) buildings totaling 2,124,774 square feet of building space. The buildings would range in size from approximately 27,260 to 1,296,732 square feet of floor space. Option B would also include 923 automobile parking spaces, 44 of which are handicap spaces, 672 truck trailer parking spaces, 320 loading dock doors, roadway improvements, traffic controls, utility infrastructure, landscaping and water quality/detention basins ("Option B"). If applicant does not submit a Request, as defined in 10.BS GRADE.21, to the Economic Development Agency for the County of Riverside ("EDA") or if EDA denies the Request, the construction and operation of the light industrial and warehouse distribution center shall be in accordance with Option A. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. If the applicant submits a Request to EDA and EDA grants the applicant's Request, the construction of the light industrial and warehouse distribution center shall be in accordance with Option B. The development shall be in compliance with all applicable federal, state and local laws, rules and regulations. – **REQUEST: THIRD**
- Planning Director's Action:
APPROVED EXTENSION

EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23332, extending the expiration date to February 8, 2015. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 TENTATIVE PARCEL MAP NO. 34253 – Adopt Mitigated Negative Declaration – Applicant: Lorraine & Gerald Kaiser – Engineer/Representative: Markham Development Management Group, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – **REQUEST:** Schedule 'H' proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum. Project Planner: Lisa Edwards at (951) 955-1888 or email ledwards@rctlma.org. (Quasi-judicial)

Staff report recommended:
ADOPT A MITIGATED NEGATIVE DECLARATION; APPROVE TENTATIVE PARCEL MAP

Staff recommended at hearing:
ADOPT A MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVE THE PARCEL MAP WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL AND THE ENVIRONMENTAL ASSESSMENT

Planning Director's Action:
ADOPTED THE MITIGATED NEGATIVE DECLARATION; TENTATIVELY APPROVED THE PARCEL MAP WITH MODIFICATIONS TO THE CONDITIONS OF APPROVAL AND ENVIRONMENTAL ASSESSMENT

2.2 PLOT PLAN NO. 25554 - CEQA Exempt – Applicant/Owner: Kimberly Roberson – First/First Supervisorial District – Location: Northerly of Ray Avenue, southerly of Ontario Avenue, easterly of Parsons Road, and westerly of Cole Avenue - **REQUEST:** The Plot Plan is a proposal to permit two (2) existing detached unpermitted 622 sq. ft. horse stable and an existing unpermitted 469 sq. ft. metal garage associated with the existing 1,664 sq. ft. residence with attached garage on 0.83 acre. Project Planner, Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff report recommended:
APPROVAL

Staff recommended at hearing:
APPROVAL

Planning Director's Action:
APPROVED

2.3 PLOT PLAN NO. 25581 - CEQA Exempt – Applicant: Jack Roy - Owner: Paul Klafta – First/Fifth Supervisorial District – Location: Northerly of Gaffey Drive, southerly of Don Juan Street, and easterly of 11th Street - **REQUEST:** The plot plan is a proposal to construct an 884 sq. ft. detached garage associated with the 1,740 sq. ft. residence on 0.49 acres. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)

Staff report recommended:
APPROVAL

Staff recommended at hearing:
CONTINUE TO JULY 21, 2014

Planning Director's Action:
CONTINUED TO JULY 21, 2014

3.0 SCOPING SESSION

3.1 CHANGE OF ZONE NO. 7544, TENTATIVE TRACT MAP NO. 36030 and ENVIRONMENTAL IMPACT REPORT NO. 500

COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT

– Applicant: Lansing Industries, Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth/Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A), Rural Agricultural - 1 Acre Minimum (R-A-1) and Rural Agricultural - 10 Acre Minimum (R-A-10) – **REQUEST:** Change of Zone No. 7544 is requesting to change 53 acres of Residential Agricultural (R-A) to One-Family Dwellings (R-1), 90.6 acres of Residential Agricultural - 1 Acre Minimum (R-A-1) to One-Family Dwellings (R-1), 0.4 Acres of Residential Agricultural - 10 Acre Minimum (R-A-10) to One-Family Dwellings (R-1), 4.5 acres of Residential Agricultural - 1 Acre Minimum (R-A-1) to Open Area Combining Zone Residential Developments (R-5), and 71.5 acres of Residential Agricultural - 10 Acre Minimum (R-A-10) to Open Area Combining Zone Residential Developments. Tentative Tract Map No. 36030 is requesting a Schedule A subdivision of 242 gross acres into 314 residential lots, 1 water tank, 3 pocket parks, 26 landscape lots, a 5.5 acre park/detention basin, 2 detention basins, and 6 open space lots for a total of 353 lots. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.2 CHANGE OF ZONE NO. 7782, PLOT PLAN NO. 24483, ENVIRONMENTAL IMPACT REPORT NO. 541

COLLECTED COMMENTS FROM THE PUBLIC FOR THE ENVIRONMENTAL IMPACT REPORT

– Applicant: Clark Van Wick – Third/Third Supervisorial District - Location: Northerly of Rancho California Road, southerly of Vino Way, easterly of Calle Contento, and westerly of Anza Road - **REQUEST:** The proposed project consists of a plot plan and a

change of zone. The plot plan consists of the construction of a 2,480 sq. ft. special occasions facility and restroom building, a 68,389 sq. ft. open air wedding ceremony assembly area, a 768 sq. ft. residence, a 31,496 sq. ft. church building comprised of classrooms, offices, assembly areas, and porches, and a 49,379 sq. ft. church building for the sanctuary, offices, restrooms, and porches. The Change of Zone proposes to amend Riverside County Ordinance No. 348, Section 14.73.B, to include "religious institutions" as a conditionally permitted use in the Citrus/Vineyard Zone (C/V Zone), and amend Section 14.74 of Ordinance No. 348 to include development standards for religious institutions in the C/V Zone. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

4.0 PUBLIC COMMENTS:

NONE



Juan C. Perez
Interim Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 7, 2014
TO: Director's Hearing Planning Officer
FROM: Lisa Edwards, Project Planner
RE: Conditions of Approval and Environmental Assessment changes

Please note the changes to the conditions of approval:

50. Trans. 8 Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

Please note the changes to Environmental Assessment No. 40995:

9. Paleontological Resources

Findings of Fact: a) The RCIP has identified the project site as having "low paleontological sensitivity". However, substantial grading activities have occurred on site and have not yet uncovered any paleontological resources. Therefore, the project will only require mitigation in the instance that any paleontological resources found during further disturbance of the property will be preserved.

Y:\Planning Case Files-Riverside office\PM34253\DH-PC-BOS Hearings\DH-PC\Memo to DH 070714.docx

Agenda Item No.: 2.1
Area Plan: Riverside Extended Mountain
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: H. P. Kang/Lisa Edwards
Directors Hearing: July 7, 2014

TENTATIVE PARCEL MAP NO. 34253
Environmental Assessment No. 40995
Applicant: Lorraine & Gerald Kaiser
Engineer/Rep.: MDMG, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The tentative parcel map is a Schedule H subdivision of 20.01 gross acres into four (4) parcels with 5-acre minimum.

The project site is located northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road

SUMMARY OF FINDINGS:

1. General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use: Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, east and west.
3. Existing Zoning: Residential Agricultural - 5 Acre minimum (R-A-5)
4. Surrounding Zoning: Rural Residential (R-R) to the west, Residential Agricultural - 5 Acre minimum (R-A-5) to the north, south and east
5. Existing Land Use: Vacant
6. Surrounding Land Use: Scattered Single family residences and agricultural uses
7. Project Data: Total Acreage: 20.01 Gross Acres
Total Proposed Parcels: 4
Proposed Minimum Parcel Size: 5 Acres
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40995**, based on the findings and mitigations incorporated in the initial study and conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34253**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (RR) (5 Acre Minimum) Land Use Designation, and with other elements of the Riverside County General Plan.

ms

2. The proposed project is consistent with the 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 all 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, 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.
- 2.
3. The map proposes four (4) residential parcels, 5 acres, which meets the five (5) acre minimum required by the Rural: Rural Residential (RR) designation.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) to the north, south, east, and west.
5. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The map proposes four (4) 5-acre residential parcels, which meets the five (5)-acre minimum required by the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the west and Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south and east.
8. Single family residences and vacant land are within the project vicinity.
9. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), Criteria Cell NO. 5491 and HANS No. 01610.
10. Environmental Assessment No. 40995 concluded that there are no potentially significant impacts from the project proposal.

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 Subsidence Area;
 - c. An Agricultural Preserve;
 - d. An Airport Influence Area;
 - e. A County Fault Zone;
 - f. A 100-year flood plain, or dam inundation area; or,
 - g. A MSHCP Core Reserve Area.

3. The project site is located within:
 - a. A High Fire Area;
 - b. The boundaries of the Hemet Unified School District;
 - c. A Low Paleontological Sensitive Area;
 - d. Santa Margarita Watershed; and
 - e. MSHCP Criteria Cell No. 5491.

4. The subject site is currently designated as Assessor's Parcel Number: 470-210-012.

TENTATIVE PARCEL MAP NO. 34253 AMENDED NO. 1

BEING A DIVISION OF A PORTION OF LOT 28 OF PARCEL MAP 10119 AS SHOWN BY MAP ON FILE IN BOOK 112, PAGES 52 THROUGH 59, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

OWNER:
 LARRY KAHER
 3008 LYNCH LANE
 HEMET, CA 92344
 (951) 973-2779

APPLICANT/ENGINEER:
 MARSHAL DEVELOPMENT MANAGEMENT GROUP, INC.
 4185 ENTERPRISE CIRCLE NORTH, SUITE B
 HEMET, CA 92344
 (951) 298-4466 / FAX (951) 298-3578

AREA:
 20.77 ACRES GRASS
 19.88 ACRES NET
 81,708 SQUARE FEET NET
 APPROXIMATE PARCEL NUMBER:

LEGAL DESCRIPTION:
 THIS AS SHOWN ON MAP ON FILE IN BOOK 112, PAGES 52 THROUGH 59, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THOMAS GLEBE:
 PALEONTOLOGICAL T-4, SECTION 36, T11N, R20W, S20E, CALIFORNIA

GOOD ZONE:
 PARCEL IS IN A HIGH-POINTED FEMA FIRM FLOOD ZONE. PARCEL IS IN DESIGNATED FLOOD ZONE, CALIFORNIA

SCHOOL DISTRICT:
 SHERMAN UNION SCHOOL DISTRICT

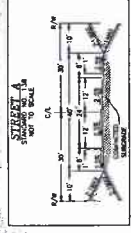
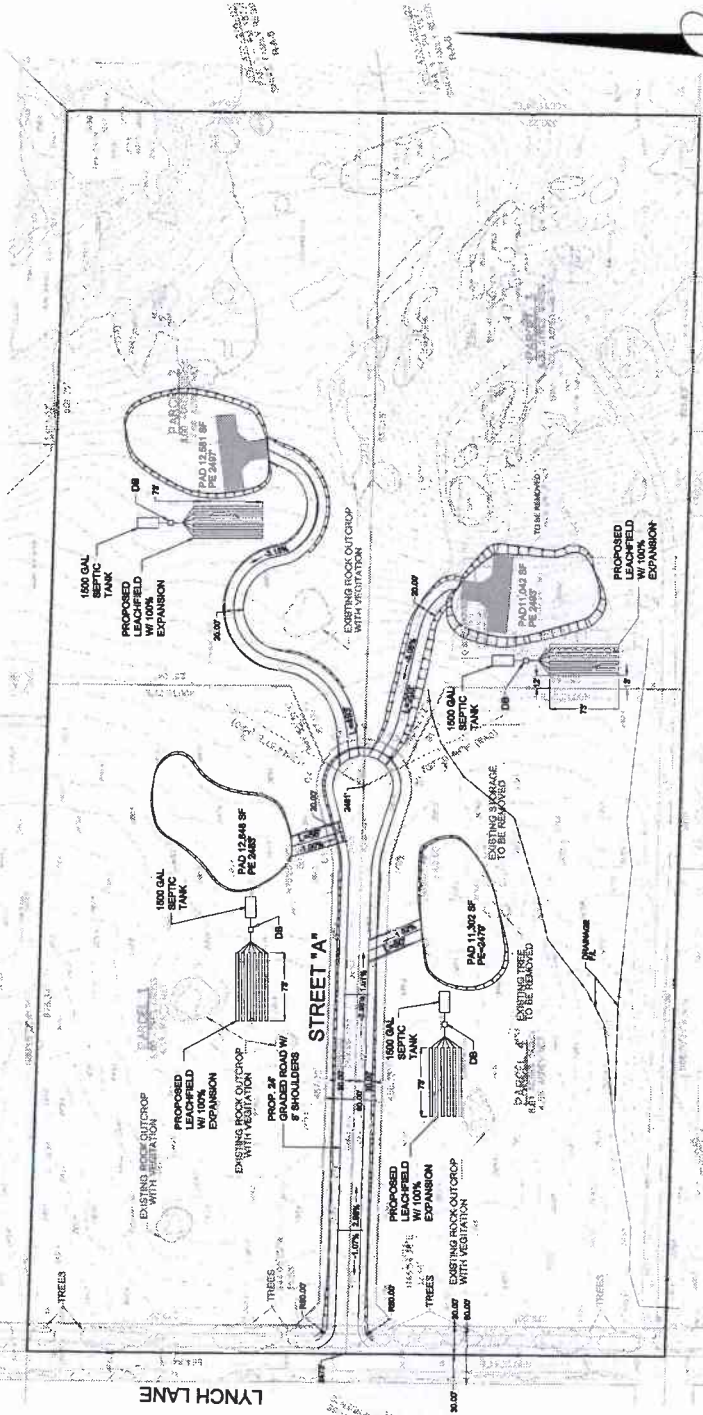
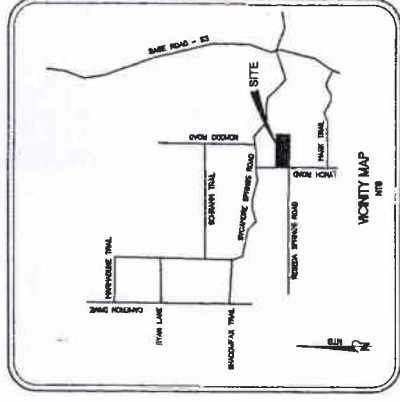
UTILITIES:
 WATER - RIVERSIDE CALIFORNIA Edison
 GAS - ON-STAR (NORTH)
 SEWER - SANITARY (WELL)
 TELEPHONE - SBC (WELL)
 POWER - SBC (WELL)

ZONING:
 ZONING - R-1-A-5
 PROPOSED ZONING - R-1-A-5
 PROPOSED LAND USE - RR

SOURCE OF TOPOGRAPHY:
 AERIAL PHOTOGRAPHY PROVIDED BY AERIAL GEODESY IN JULY, 2006.

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS PARCELS AND BEARINGS SHOWN HEREON ARE AS SHOWN BY THE SURVEY OF THE LAND SURVEYING IN JUNE, 2006.
2. THIS PARCEL IS NOT LOCATED WITHIN A ZONING PLAN AND NO POTENTIAL FOR LIQUIDATION EXISTS.
3. ALL WATER COURSES MUST BE KEPT FREE FROM ALL BUILDINGS AND OBSTRUCTIONS.



NO.	AREA	AREA	AREA	AREA
1	11,822 SF	11,822 SF	11,822 SF	11,822 SF
2	12,443 SF	12,443 SF	12,443 SF	12,443 SF
3	12,443 SF	12,443 SF	12,443 SF	12,443 SF
4	12,443 SF	12,443 SF	12,443 SF	12,443 SF
5	12,443 SF	12,443 SF	12,443 SF	12,443 SF
6	12,443 SF	12,443 SF	12,443 SF	12,443 SF
7	12,443 SF	12,443 SF	12,443 SF	12,443 SF
8	12,443 SF	12,443 SF	12,443 SF	12,443 SF
9	12,443 SF	12,443 SF	12,443 SF	12,443 SF
10	12,443 SF	12,443 SF	12,443 SF	12,443 SF

SCALE 1" = 60'

MDMG
 MARSHAL DEVELOPMENT MANAGEMENT GROUP, INC.
 4185 Enterprise Circle N. - Suite 8
 Hemet, California 92340
 (951) 298-4466 TEL (951) 298-4466 FAX

CASE #: PM34253 Amd. 1
DATED: 10/31/13
PLANNER: L. EDWARDS

SCHEDULE 'H'

PROJECT NO. 1
 DATE 10/31/13
 SHEET NO. 1 OF 1 SHEETS
 FILE NO.

TENTATIVE PARCEL MAP NO. 34253
 AMENDED NO. 1

IN THE COUNTY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 OFFICE OF THE CLERK OF SUPERIOR COURT
 300 EAST OF 7TH STREET, HEMET, CALIFORNIA

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM34253

VICINITY MAP

Supervisor Stone

District 3



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS information is provided for the most current information. Do not copy or reuse this map.

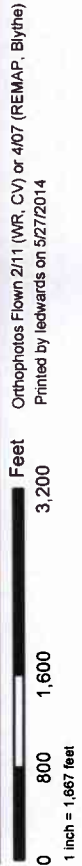


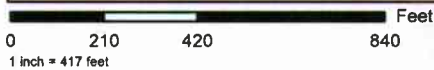
Exhibit 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM34253

EXISTING ZONING

Supervisor Stone
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/28/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM34253

EXISTING GENERAL PLAN

Supervisor Stone
District 3

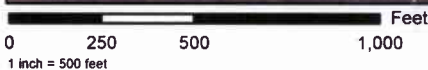


0 335 670 1,340 Feet
1 inch = 667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraitte on 5/28/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraita on 5/28/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on the map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40995
Project Case Type (s) and Number(s): Tentative Parcel Map No. 34253
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Lorraine & Gerald Kaiser
Applicant's Address: 35048 Lynch Lane, Hemet, CA 92544
Engineer's Name: Kim Moring, MDMG, Inc.
Engineer's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590-5614

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 34253 proposes a Schedule "H" subdivision of 20.01 acres into 4 residential parcels with 5 acre parcels.

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

C. Total Project Area: 20.01 Gross Acres

Residential Acres: 20.01	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 470-210-012

E. Street References: The project site is located northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Sec. 36, T.6S, R.1W

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and lies on generally flat area with some slope to the eastern portion of the property. The site contains a maximum vertical relief of roughly 70 feet between its highest and lowest elevation points. The majority of the project site has been disked and graded for equestrian purposes. Surrounding land uses include single family residences and primarily vacant lands in all directions within approximately 5 to 10 acre parcels.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Proposed Project meets the requirements of the Rural Residential (RR) (5 Acre Minimum) General Plan Land Use Designation. The proposed project meets all applicable land use policies.

2. **Circulation:** Limited circulation facilities exist, therefore new facilities are being proposed. The project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the project. The project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for the design of the project. The proposed project meets all other applicable noise element properties.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable policies.

B. General Plan Area Plan(s): Riverside Extended Mountain Area Map

C. Foundation Component(s): Rural

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

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

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

G. Adjacent and Surrounding:

H. Area Plan(s): Riverside Extended Mountain Area Map

1. **Foundation Component(s):** Rural

2. **Land Use Designation(s):** : Rural: Rural Residential (R: RR) (5 Acre Minimum) to the north, south, east and west.

3. **Overlay(s):** N/A

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

I. Adopted Specific Plan Information

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

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

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

K. Proposed Zoning, if any: Residential Agriculture 5 Acre Minimum (R-A-5).

L. **Adjacent and Surrounding Zoning:** Residential Agriculture 5 Acre Minimum (R-A-5) to the north, south and east; and Rural Residential (R-R) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" 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.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations,

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



Signature

April 29, 2014

Date

Lisa Edwards, Project Planner

For Juan C Perez, TLMA Director/Interim
Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: a) The project site is located northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road. The RCIP indicates that the project is not located within a designated scenic highway corridor, therefore will have no impact on scenic highway corridors.

b) The proposed project site has the potential to effect scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features. However, the introduction of four residential parcels will have a less than significant impact to the public's view of these scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: a) The project site is located 17.99 miles from the Mt. Palomar Observatory and falls under Zone B of the Ordinance No. 655. Since the project is required to adhere to the standards

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

of Ordinance No. 655 for nighttime lighting, impacts to the nighttime use of the Mt. Palomar Observatory are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

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

Findings of Fact: a) The project is not located within the boundaries of designated farmland - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program).

b) The project will not conflict with any existing agricultural use or a Williamson Act contract.

c) The project is not located within 300 feet of existing agriculturally zoned property.

d) The project will not contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of three residential dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian	<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
habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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: GIS database, WRCMSHCP, PDB-3571

Findings of Fact:

a) All projects within Western Riverside County are subject to the Multi-Species Habitat Conservation Plan (MSHCP).

1. The proposed project is located within Criteria Cell No. 5491 of Cell Group L of the MSHCP and has undergone the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was the conclusion of both the HANS and JPR processes that 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. Conservation within Cell Group L will contribute to assembly of Proposed Linkage 13. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups M to the west and S to the south. Conservation within this Cell Group will range from 5%-15% of the Cell Group focusing in the southwestern portion of the Cell Group. Development of the subject property is consistent with the Reserve Assembly objectives for this area because the subject property is located in the northwestern portion of the Cell Group, away from the area described for conservation in the Cell Group, the southwestern portion. Even in the event that hoped for conservation acquisitions are not made, the proposed project would not interfere with the MSHCP Reserve assembly.
2. 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 Urban/Wildlands Interface guidelines contained in Section 6.1.4 are not applicable.

b-c) As part of the MSHCP review, a habitat assessment was required for the Burrowing Owl, which is classified as a candidate species by the U.S. Wildlife Service. PDB-3571 concluded that no owls or burrows were observed on the property and the species is considered absent from the site. Therefore, impacts to candidate, sensitive, or special status species are considered to be less than significant. The proposed project will have no impact on any endangered or threatened species.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established

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

native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The project will not conflict with any local policies or ordinances protecting biological resources. The County Biologist has reviewed and approved the project with no further requirements.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: a-b) The RCIP has not identified any historic resources within the vicinity of the project site. Additionally, substantial grading activities have occurred on site, which have not uncovered any historic resources. Therefore, the project will have no impact on an historic site and will not cause a substantial adverse change in the significance of any historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: County Phase I Archaeological Report (PDA) No. 4834 dated November 2013

Findings of Fact: a-d) The RCIP has not identified any archaeological resources within the vicinity of the project site. According to the County Archaeological Report (PDA) No. 4834, no cultural resources of prehistoric (i.e. Native American) or historic origin were observed during the field survey of the subject property. PDA 4834 recommends no further research or mitigation.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: a) The RCIP has identified the project site as having "low paleontological sensitivity". However, substantial grading activities have occurred on site and have not yet uncovered any paleontological resources. Therefore, the project will require mitigation to ensure that if the property is further disturbed that any paleontological resources that are found will be preserved.

Mitigation: The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Monitoring: No monitoring is 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, Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a-b) The project is not located within the Alquist-Priolo Earthquake Fault Zone nor is it located within any other County Fault Hazard Zone.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

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

including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) According to the GIS database, the project site has no potential for liquefaction. The County Geologist has reviewed and approved the project with no further requirements.

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)

Findings of Fact: The project site has a very high (30-40%) potential for ground shaking risk. Since all structures are required to comply with the Uniform Building Code, impacts from seismic ground shaking are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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", Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) Given the overall low-lying topography of the site, the probability of seismically induced landsliding is considered very low. Therefore, impacts to landslide, lateral spreading, collapse, or rock-fall hazard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

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

and potentially result in ground subsidence?

Source: Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) The project site is not located within an area of documented subsidence nor is it located in an area susceptible to subsidence. Therefore, the project will not cause a geologic unit or soil that would become unstable and potentially result in ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) The project has been reviewed and approved by the County Geologist. As a result of this, no other geologic hazards such as seiche, mudflow, or volcanic hazard have been identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) The subject site gently slopes upward (5%) towards the eastern portions of the site and relatively flat in the remaining areas. The proposed grading will result in four (4) residential pads which will meet the minimum engineering criteria. Therefore, the proposed grading will be considered to have less than significant impact.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

c) The project will have no further impact on subsurface sewage disposal systems.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils

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

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Feasibility Study (Prepared by EnGen June, 18, 2007)

Findings of Fact: a) The proposed grading will result in four (4) residential pads which will meet the minimum engineering criteria. Therefore, the project will be considered to have less than significant impact on substantial soil erosion or the loss of topsoil.

b) The project site consists of alluvium overlying tonalite-type bedrock throughout the majority of the areas comprised of silty fine to medium sands that were loose to dense and dry to moist 1 to 5 feet below ground service, which is well drained. EI testing was performed, showing very low expansion potential. Therefore, the project will be considered to have less than significant impact on creating substantial risks to life or property.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion

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

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

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

Findings of Fact: a-b) The project site is currently developed with an existing single-family residence. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

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

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

Findings of Fact: a) The project site lies within an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Therefore, the project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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

Source: Project Application Materials

Findings of Fact: a) The proposed project has been reviewed and approved by the Environmental Health Department. In the event the project proposes the use of pesticides or other hazardous materials, a standard Phase II Environmental Assessment will be required. However, the project has no intention of using such hazardous materials at this time. The project will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

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

b) The 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.

c) The project will have no impact on any adopted emergency response plan or emergency evacuation plan.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: a) The proposed project is not located within the vicinity of any airport or private airstrip. Therefore, the project will have no impact on an Airport Master Plan.

b) The project will not require review by the Airport Land Use Commission.

c) The project will have no impact on a public airport or public use airport.

d) The project will have no impact on a private airstrip.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of				

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

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 is located within a High Fire Hazardous Area. Therefore, measures to minimize impact on the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires will require mitigation.

Mitigation: The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas as incorporated in the conditions of approval (50. FIRE.1 and 50. FIRE. 3). County Fire has required that any Grading and Building permit applications be cleared by the Fire Department prior to permit issuance.

Monitoring: Monitoring will be administered through the Building and Safety Plan Check process and the administration of the Conditions of Approval.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact: a) The proposed project will have impacts to an existing natural water course that traverses across the property. Therefore, a condition of approval has been added as mitigation to ensure this watercourse is not inhibited (50. FLOOD RI. 11).

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, the project will have a less than significant impact.

d) 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. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone and no new housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map No. 06065C2775G or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone within Zone X. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: An ECS shall be submitted to ensure that the existing watercourse is identified and that buildings or structures will not be constructed upon this area (50. FLOOD RI. 11).

Monitoring: Monitoring will be administered through the Building and Safety Plan Check process and the administration of the Conditions of Approval.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

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

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

Findings of Fact: a) The proposed project will have impacts to existing drainage and other water quality issues. However, the impacts caused by four residential parcels on previously graded land are typically considered less than significant. The proposed project has the potential to alter the existing drainage pattern of the site. However, the increase in surface runoff will have a less than significant impact on flooding and will have no impact on the course of a stream river.

b) The proposed street improvement may cause changes in absorption rate or rate and amount of surface runoff are also considered less than significant.

c) The project is not located within a Dam Inundation Area, therefore will not expose people or structures to a significant risk of loss, injury or death involving flooding.

d) The project will have no impact in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: a) The introduction of four residential parcels to the area will not result in any substantial alteration of the present or planned land use of the area. The project is consistent with the surrounding rural residential land uses.

b) The project is not located within a City Sphere of Influence.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed residential parcels, with a 5-acre minimum lot size, are consistent with the Rural Agricultural (R-A-5) zone. The proposed project is also consistent with the surrounding Rural Agricultural (R-A-5) and Rural Residential (R-R) zones.

b) The proposed residential parcels are compatible with the existing and planned rural agricultural land uses to the north, south, east, and west.

c) The project site is designated Rural Residential (R-R) under the General Plan. The proposed residential parcels, with a 5-acre minimum lot size, are compatible with the R-R land use designation.

d) The Tentative Parcel Map proposes a subdivision of 20.01 gross acres into four residential parcels with a minimum size of five gross acres. This subdivision is consistent with the Rural: Rural Residential (R: RR) (5 dwelling unit per acre). This project is consistent with the policies of the General Plan.

e) The surrounding properties are similar in lot size, type of use, and street layout. Therefore, the proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact: a) The project site is designated as an Unstudied area. However, the site is not zoned for mining activities and no mining activities occur within the vicinity of the site. The project will have no impact on the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

b) The project will have no impact on the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

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

d) The project will have no impact on the exposure of people or property to hazards from proposed, existing, or abandoned quarries or mines.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

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

Findings of Fact: The proposed project is not located within the vicinity an airport or private airstrip; therefore, the project will have not be impacted by airport noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 proposed project is not located within the vicinity any railroads; therefore, the project will have not be impacted by railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located within the vicinity any highway; therefore, the project will have not be impacted by highway noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not anticipated to be impacted by "other noise".

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 introduction of four residential parcels will have minimal noise impacts to the surrounding area. The proposed project will cause a permanent increase in ambient noise levels in the project vicinity, however this is considered to be a less than significant impact.

b) The project will not impact temporary noise levels.

c) The project will not expose persons to or generate noise levels in excess of standards established in the noise ordinance.

d) The project will not expose person to or generate excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

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

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

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

Findings of Fact: a) The introduction of four residential parcels is not anticipated to have impacts on population and housing. The project will have no impact on the displacement of existing housing, necessitating the construction of replacement housing elsewhere.

b) The project will not create a demand for additional housing.

c) The project will not displace numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within a Redevelopment Area, therefore will have no impact on a County Redevelopment Project Area.

e) The project is consistent with the County's General Plan and will not cumulatively exceed official regional or local population projections

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 proposed project will create additional demand for Fire Services, however this additional demand will not result in the construction of new or physically altered government facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed project will create additional demand for Sheriff Services, however this additional demand will not result in the construction of new or physically altered government facilities.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

36. Schools

Source: Hemet School District correspondence, GIS database

Findings of Fact: The proposed project will create additional demand for School Bus Services, however this additional demand will not result in the construction of new or physically altered government facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Libraries

Source: RCIP

Findings of Fact: The proposed project will create additional demand for Library Services, however this additional demand will not result in the construction of new or physically altered government facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Health Services

Source: RCIP

Findings of Fact: The proposed project will create additional demand for Health Services, however this additional demand will not result in the construction of new or physically altered government facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

39. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project will have no impact on recreational facilities or required the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project will have no impact on existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would be accelerated.

c) The project is located within County Service Area No. 152 and may be required to pay standard Quimby fees if the land divider can provide an executed agreement with the County Service Area No. 152 payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No recreational trails have been identified or required as part of the project, based on review by the County's Parks and Recreation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
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	<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
service standard established by the county congestion management agency for designated road or highways?				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: a) The introduction of four residential parcels is anticipated to have minimal impacts on Transportation and Traffic. The project will have a less than significant increase in traffic in relation to existing traffic load and capacity of the street system.

b) Since parking will occur on-site, the project will have no impact on parking capacity.

c) The project will have no impact on the level of service standard established by the County.

d) The project will have no impact on air traffic patterns.

e) The project will not alter waterborne, rail, or air traffic.

f) The project will have no impact on design features.

g) The project will not cause an effect upon, or a need for new or altered maintenance of roads.

h) The project will have no impact upon circulation during construction.

i) The project will have no impact on emergency access or access to nearby uses.

j) The project will have no impact on adopted policies supporting alternative transportation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: RCIP

Findings of Fact: The project will have no impact on bike trails.

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) The project site contains one existing well, which is currently the source of water for all proposed parcels. Therefore, the project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

b) The project will not require new or expanded entitlements for water supplies.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact: a-b) The project proposes construction of new wastewater treatment facilities. Therefore, a condition of approval has been added to mitigate any environmental effects relating to these new facilities (10. E HEALTH. 3).

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

Mitigation: For any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU), a site evaluation conducted by Department of Environmental Health (DEH) staff shall be required (10.E.HEALTH.3).

Monitoring: Monitoring will be administered through the Building and Safety Plan Check process and the administration of the Conditions of Approval.

45. Solid Waste

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

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

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: a) The Waste Management Department has reviewed the project and has determined that the introduction of four residential parcels has the potential to impact landfill capacity. Standard waste management measures will be applied to the project, therefore impacts to landfills are considered less than significant.

b) The project will comply with federal, state, and local statutes and regulations related to solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Utilities

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

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

Source: RCIP

Findings of Fact: a) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate

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

utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

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.

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

Source: Staff review, Project Application Materials

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

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

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

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: Geotechnical Feasibility Study dated June 18, 2007

Location Where Earlier Analyses, if used, are available for review: None.

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

Y:\Planning Case Files-Riverside office\PM34253\DH-PC-BOS Hearings\DH-PC\EA40995 for PM34253 012414 - revised.doc
Revised: 5/15/14

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum lot sizes.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 34253 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 34253, Amended No. 1, dated 10/31/13.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - 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 and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - 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. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The current exhibit reflects a sresidence and storage building to be removed. The applicant shall obtain the required demolition permits from the building department prior to demolition.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PM 35471 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will preliminarily accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map 35471 based on AM/PAC and Associates Soils Percolation Report Project#06-9783 dated April 6, 2006. Please note that any significant changes to or deviations from the parameters set forth in the aforementioned report may require further soils percolation testing and/or engineering.

10.E HEALTH. 2 MAINTAIN ALL REQUIRED SETBACKS RECOMMND

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

10.E HEALTH. 3 DEH SITE EVALUATION RECOMMND

For any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU), a site evaluation conducted by Department of Environmental Health (DEH) staff shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.E HEALTH. 3 DEH SITE EVALUATION (cont.)

RECOMMND

pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the Project Site is clearly identified with a durable placard indicating the site address or APN# as well as ensure that all property corners are clearly staked or marked.**Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

10.E HEALTH. 4 OWTS/ATU PLANS AND FLOOR PLANS

RECOMMND

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map No. 34253 is a proposal to subdivide a 20.01 acre property into 4 lots, each approximately 5 acres in size in the Hemet area. The property is located north of Mark Trail, south of Sycamore Canyon Springs, east of Lynch Ln., and west of Sage Rd.

There is a 43 acre tributary drainage area to the east that traverses the property. This runoff from the east forms into several watercourses that impact proposed parcels 1 and 4. There is adequate area outside of the natural

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

watercourses for building sites. The natural watercourses should be delineated on any future exhibits and kept free of buildings in order to maintain the natural drainage pattern of the area. The property's grading shall be designed in a manner that perpetuates the natural drainage patterns. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$ 1,179 per acre, the fee due will be based on the fee in effect at the time of payment.

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - LOW PALEO (cont.)

RECOMMND

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - GEO01897

RECOMMND

County Geologic Report (GEO) No. 1897, submitted for this project (PM34253), was prepared by EnGEN Corporation and is entitled: "Geotechnical Feasibility Study, Tentative Parcel Map No. 34253, Assessor's Parcel Number: 470-210-012, Lynch Lane and Sycamore Springs Road, Sage Area, Riverside County, California", dated June 18, 2007. In addition, EnGEN prepared "Geotechnical Update Letter and Response to Riverside County Planning Department Review Comments, County Geologic Report Number:1897, Lynch Lane and Sycamore Springs Road, Sage Area, TPM 34253, APN 470-210-012", dated September 5, 2013. This document is herein incorporated as a part of GEO01897.

GEO01897 concluded:

- 1.The site is not located in an Alquist-Priolo Earthquake Fault Zone, and the nearest mapped faulting is approximately 8 miles from the site.
- 2.Surface fault rupture is unlikely at the site.
- 3.The site specific potential for hazards associated with liquefaction is considered negligible.
- 4.The probability of seismically induced landsliding is considered very low.
- 5.No rockfall hazards are anticipated.
- 6.The possibility for seismically induced tsunamis to impact the I site is considered nil.
- 7.Seismically induced effects related to flooding and seiches are anticipated to be very low.

GEO01897 recommended:

- 1.All encountered debris, roots, grasses, weeds, brush, trees, miscellaneous organics and other deleterious materials should be removed from the proposed structures, exterior hardscape and pavement areas and areas to receive structural fill before grading is performed.
- 2.No discing or mixing of organic material into the soils should be performed.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - GEO01897 (cont.)

RECOMMND

3.Fill material should not contain rocks greater than 12-inches in maximum diameter between 5 and 10-feet below proposed pad grade.

4.All alluvium and weathered bedrock must be removed to competent bedrock.

GEO01897 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO01897 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 5 USE - PDA04834

RECOMMND

County Archaeological Report (PDA) No. 4834 submitted for this project (TM34253) was prepared by Jean A. Keller and is entitled: "A Phase I Cultural Resources Assessment of Tentative Parcel Map 34253", dated November 2013.

According to the study, no cultural resources of prehistoric (i.e. Native American) or historic origin were observed during the field survey of the subject property. PDA 4834 recommends no further research or mitigation.

This report, County Archaeological Report (PDA) No. 4834 was accepted and the document is herein incorporated as a part of the record for project.

10.PLANNING. 6 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 6

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 by the Coroner within the period specified by law (24 hours) . 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 7

USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

(documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 8 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 9 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 14 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 18

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.PLANNING. 19 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 20 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.

TRANS DEPARTMENT

10.TRANS. 1 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. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

10. GENERAL CONDITIONS

10.TRANS. 4 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. 5 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Lynch Lane since adequate right-of-way exists, per PM112/52.

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 Director'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

FIRE DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

50. PRIOR TO MAP RECORDATION

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 "A" material as per the California Building Code.

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width 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-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided by a domestic water system with an approved fire hydrant within 500' of the driveway entrance.

FLOOD RI DEPARTMENT

50.FLOOD RI. 9 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10

MAP ADP FEES

RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the

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

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

50.FLOOD RI. 11

MAP DELINEATE WC ON ECS

RECOMMND

The natural watercourse(s) that traverse(s) Parcel(s) 1 and 4 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

50. PRIOR TO MAP RECORDATION

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 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 General Plan.

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

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 6

MAP - ANNEX TO PARK DISTRICT

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152.

50.PLANNING. 7

MAP - QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13

MAP - FINAL MAP PREPARER

RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

50. PRIOR TO MAP RECORDATION

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 or 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."

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND

Access for parcel no. 3 shall be restricted from Lynch Lane and so noted on the final map.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - R-O-W DEDICATED RECOMMND

Sufficient public street right-of-way along street "A" shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 138, Ordinance 461.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 6 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 7 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

50.TRANS. 8 MAP - DEDICATION RECOMMND

Street "A" (Private) along project boundary is designated Private Residential Rural Road and shall be improved with 24 feet acceptable Aggregate Base (0.33" thick) on a 40' width graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - 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 www.swrcb.ca.gov .

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. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 12 MAP - APPROVED WQMP RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 34253 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA RECOMMND

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

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

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 ounty Planning Department to be reviewed for compliance with the approved tentative map.

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

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

paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County 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.

TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 MAP - SUBMIT APPROVED WQMP RECOMMND

Prior to grading permit issuance, the parcel owner shall prepare and submit a WQMP (Water Quality Management Plan) to the Transportation Department for review and approval. Each parcel will need to provide a WQMP to effectively provide water quality treatment for the subject parcel and abutting roadway.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1

USE - E.HEALTH CLEARANCE REQ.

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

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

Contraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

PM 34253 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

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

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

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

1.Precise grade inspection.

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

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

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

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.) RECOMMND
and Safety Department clearance.

90.BS GRADE. 3 MAP - WQMP BMP INSPECTION RECOMMND
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP - WQMP BMP CERT REQ'D RECOMMND
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5 MAP - BMP GPS COORDINATES RECOMMND
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP - WQMP BMP REGISTRATION RECOMMND
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 MAP - WQMP ANNUAL INSP FEE RECOMMND
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL WATER RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water well drilling permit will be required, or for an existing well, a well evaluation will be required.

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 3 USE-FEE STATUS RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

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

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

90.FIRE. 2 MAP -FIRE SPRINKLER SYSTEM RECOMMND

ALL RESIDENCES SHALL HAVE A FIRE SPRINKKLER SYSTEM INSTALLED PER NFPA 13D,2010 EDITION.PLANs SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

PARCEL MAP Parcel Map #: PM34253

Parcel: 470-210-012

90. PRIOR TO BLDG FINAL INSPECTION

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

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

90.PLANNING. 5 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 23, 2007 summarized as follows:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in al landscaped areas of the project.

4. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contac the Riverside County Household Hazardous Waste Collection (HHW) Program - 24 hour Hotline 1-800-304-2226 for further information.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

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

DATE: December 27, 2006

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

Co. Waste Management Dept.
Co. Sheriff's Office
Valley-Wide Parks and Recreation
Southern Ca. Edison Co.
US Postal Service
EIC "Attachment A"
San Diego Regional WQCB
Riverside Transit Agency
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians

TENTATIVE PARCEL MAP NO. 34253 – EA40995 – Applicant: Ian Wilson Land Surveying, Inc. – Engineer/Representative: Ian Wilson Land Surveying, Inc. – Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Canyon Springs, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – REQUEST: Schedule 'H' proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum. – APN: 470-210-012

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 18, 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/
DEVELOPMENT REVIEW TEAM
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 21, 2013

TO

Riv. Co. Transportation Dept.	Riv. Co. Building & Safety – Plan Check	3 rd District Planning Commissioner
Riv. Co. Transportation - Landscaping Section	Riv. Co. Parks & Open Space District	Hemet Unified School District
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Dept.	
Riv. Co. Public Health - Industrial Hygiene	Riv. Co. Sheriff's Dept.	
Riv. Co. Fire Dept.	P.D. Geology Section	
Riv. Co. Building & Safety – Grading	P.D. Archaeology Section	

TENTATIVE PARCEL MAP NO. 34253 – EA40995 – Applicant: Lorraine & Gerald Kaiser. – Engineer/Representative: Markham Development Management Group, Inc., – Third/Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan (REMAP) Area Plan – Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Mark Trail, southerly of Sycamore Springs Road, easterly of Lynch Lane, and westerly of Sage Road – 20.01 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – REQUEST: Schedule 'H' proposal to subdivide 20.01 gross acres into 4 parcels with 5-acre minimum. – APN: 470-210-012

Please review the attached **1st Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **DRT Comment Agenda September 12, 2013** 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 **H.P. Kang, (951) 955-1888**, Project Planner, or e-mail at **HPKANG@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. David Horton
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

**Professional Development
Service Center**

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

**Professional Development
Academy**

2085 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-6421

www.hemetusd.k12.ca.us

Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Vic Scavarda
James Smith
Ross Valenzuela
Joe Wojcik

August 28, 2013

H.P. Kang
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502
(951) 955-1888



Re: Tentative Parcel Map No. 34253

Dear Mr. Kang,

Hemet Unified School District (HUSD) is in receipt of the Land Development Committee/Development Review Team 2nd Case Transmittal for Tentative Parcel Map No. 34253 (Project). The Project is located north of Mark Trail, south of Sycamore Springs Road, east of Lynch Lane and west of Sage Road in APN 470-210-012. In terms of residential construction, the Project proposes to subdivide 20.01 gross acres into four parcels with a five-acre minimum each.

The current permanent school facilities in HUSD have an original design capacity of 20,299 students. Presently, our enrollment is 21,698. We are accommodating the extra enrollment with portable facilities but have reached a point where our core facilities at most sites have become saturated. With four dwelling units the Project has the potential to generate less than four new students.

The Project area is currently served by McSweeney Elementary School for grades K-5, Diamond Valley Middle School for grades 6-8 and West Valley High School for grades 9-12. Attached is a detail of our schools, current enrollment and capacity.

Based on current policies, the Project area would be eligible for student transportation provided by HUSD. Detailed eligibility and fee information on HUSD's transportation services can be found at <http://www.hemetusd.k12.ca.us/business/transpo/index.html>.

HUSD's current School Fees are \$3.75 per square foot of residential construction and \$0.51 per square foot of commercial/industrial and senior residential construction. Payment of School Fees is required prior to issuance of building permits. HUSD only accepts certified checks as payment for School Fees. Please contact the HUSD Facilities Dept. for fee calculation prior to issuing a check.

If you have any questions, please contact me at (951) 765-5100 x5465 or jbridwell@hemetusd.k12.ca.us.

Sincerely,

Jesse Bridwell
Facilities Planner

SCHOOL	GRADE LEVEL	ENROLLMENT*	PERMANENT CAPACITY**	OVER (+) / UNDER (-) CAPACITY
Acacia Middle	6-8	813	812	1
Bautista Creek Elementary	K-5	931	566	365
Cawston Elementary	K-5	822	570	252
College Prep High	9-12	186	0	186
Cottonwood School	K-8	234	305	-71
Dartmouth Middle	6-8	910	1,082	-172
Diamond Valley Middle	6-8	1,125	1,322	-197
Fruitvale Elementary	K-5	921	530	391
Hamilton School	K-8	455	215	240
Hamilton High	9-12	330	450	-120
Harmony Elementary	K-5	884	558	326
Hemet High	9-12	2,428	2,838	-410
Idyllwild School	K-8	282	255	27
Jacob Wiens Elementary	K-5	737	570	167
Little Lake Elementary	K-5	844	522	322
McSweeny Elementary	K-5	747	558	189
Ramona Elementary	K-5	722	480	242
Rancho Viejo Middle	6-8	1,280	1,456	-176
Santa Fe Education Center	K-12	925	890	35
Tahquitz High	9-12	1,594	2,418	-824
Valle Vista Elementary	K-5	653	520	133
West Valley High	9-12	1,848	2,252	-404
Western Center Academy	6-8	374	240	134
Whittier Elementary	K-5	1,102	550	552
Winchester Elementary	K-5	551	340	211
TOTAL	K-12	21,698	20,299	1,399

*Enrollment as of 10/3/2012 (Enrollment Reporting Day)

**Loaded at the State standard to allow for Class Size Reduction (K-3 = 20, 4-12 = 30, SDC = 15, SH = 8)



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 23, 2007

Pei-Ming Chou, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 34253
Proposal: subdivide 20.01 acres into 4 parcels with 5-acre minimum lot size
APN: 470-210-012

Dear Ms. Chou:

The Riverside County Waste Management Department has reviewed the proposed project located north of Mark Trail, south of Sycamore Canyon Springs, east of Lynch Lane and west of Sage Road, in the Rancho California Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

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

Sincerely,

Mirtha Liehl, Planner

Encl.: Case Transmittal form

PD 51145

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: PM34253 DATE SUBMITTED: 8/6/06

APPLICATION INFORMATION

Applicant's Name: Ian Wilson Land Surveying, Inc. E-Mail: laura@iwl.com

Mailing Address: P.O. Box 893910
Temecula CA 92589-3910
City State ZIP

Daytime Phone No: (951) 694-1044 Fax No: (951) 693-3020

Engineer/Representative's Name: Ian Wilson Land Surveying, Inc. E-Mail: laura@iwl.com

Mailing Address: P.O. Box 893910
Temecula CA 92589-3910
City State ZIP

Daytime Phone No: (951) 694-1044 Fax No: (951) 693-3020

Property Owner's Name: Alfredo & Aurora Hernandez E-Mail: _____

Mailing Address: 3943 Irvine Blvd. # 409
Irvine, CA 92602
City State ZIP

Daytime Phone No: (949) 355-9234 Fax No: (____) _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Laura H. Wilson

PRINTED NAME OF APPLICANT

Laura H. Wilson

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.

Alfredo Hernandez

PRINTED NAME OF PROPERTY OWNER(S)

Alfredo Hernandez

SIGNATURE OF PROPERTY OWNER(S)

Aurora Hernandez

PRINTED NAME OF PROPERTY OWNER(S)

Aurora Hernandez

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): 470 - 210-012

Section: 36 Township: 65 Range: 1W

Approximate Gross Acreage: ± 20 acres

General location (street address, cross streets, etc.): North of Reseda Springs Rd., South of Sycamore Springs Rd., East of Lynch Rd., West of Sage Rd.

Thomas Brothers map, edition year, page number, and coordinates: 2006, Pg. 901, E-5

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 this ± 20-acre parcel into 4 ea. ± 5-acre parcels through a Schedule H Parcel Map

Related cases filed in conjunction with this request:

ERP 01015

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: None known

Is water service available at the project site: Yes No Private well

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

Is sewer service available at the site? Yes No on-site septic

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

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

How much grading is proposed for the project site? no grading is currently planned

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) n/a sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)

Saurabh Mehta

Date

8/6/06

Owner/Representative (2)

Date



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CHANGE

STANDARD LETTER OF APPLICATION ~~WITHDRAWAL~~

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): <u>PM 34253/EA409957 6201897</u>	Set I.D. No. <u>CU005977</u>
<input type="checkbox"/> Check box if all concurrent cases are to be withdrawn.	

APPLICATION INFORMATION

Applicant's Name: Alfredo & Aurora Hernandez E-Mail: _____

Applicant's Contact Person: Alfredo Hernandez

Mailing Address: 2974 Palmview St #409
3943 Irvine Blvd
Lake Elsinore CA 92530

If the applicant is not a person or persons, a contact person and their title is required

City: _____ State: _____ ZIP: _____

SEE AMERICAN RIDING CLUB (SEE BELOW)

X Daytime Phone No: (951) 310-8141 X Fax No: (____) _____

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: _____

(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

X I Alfredo Hernandez verify that I am the applicant of record, but no longer wish to continue as such, and hereby transfer all rights, privileges, and responsibilities to the new applicant, as indicated below, who verifies receipt thereof

X NEW Applicant's Name: American Riding Club X E-Mail: _____

X NEW Applicant's Contact Person: Lorraine & Gerald Kaiser

If the applicant is not a person or persons, a contact person and their title is required


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

STANDARD LETTER OF APPLICATION WITHDRAWAL

X Mailing Address: 35048 Lynch Lane
Hemet CA 92544
City State ZIP

X Daytime Phone No: (951) 767-3279 X Fax No: () Same

X 
Signature of Existing Applicant


Signature of New Applicant

PROPERTY OWNERS CERTIFICATION FORM

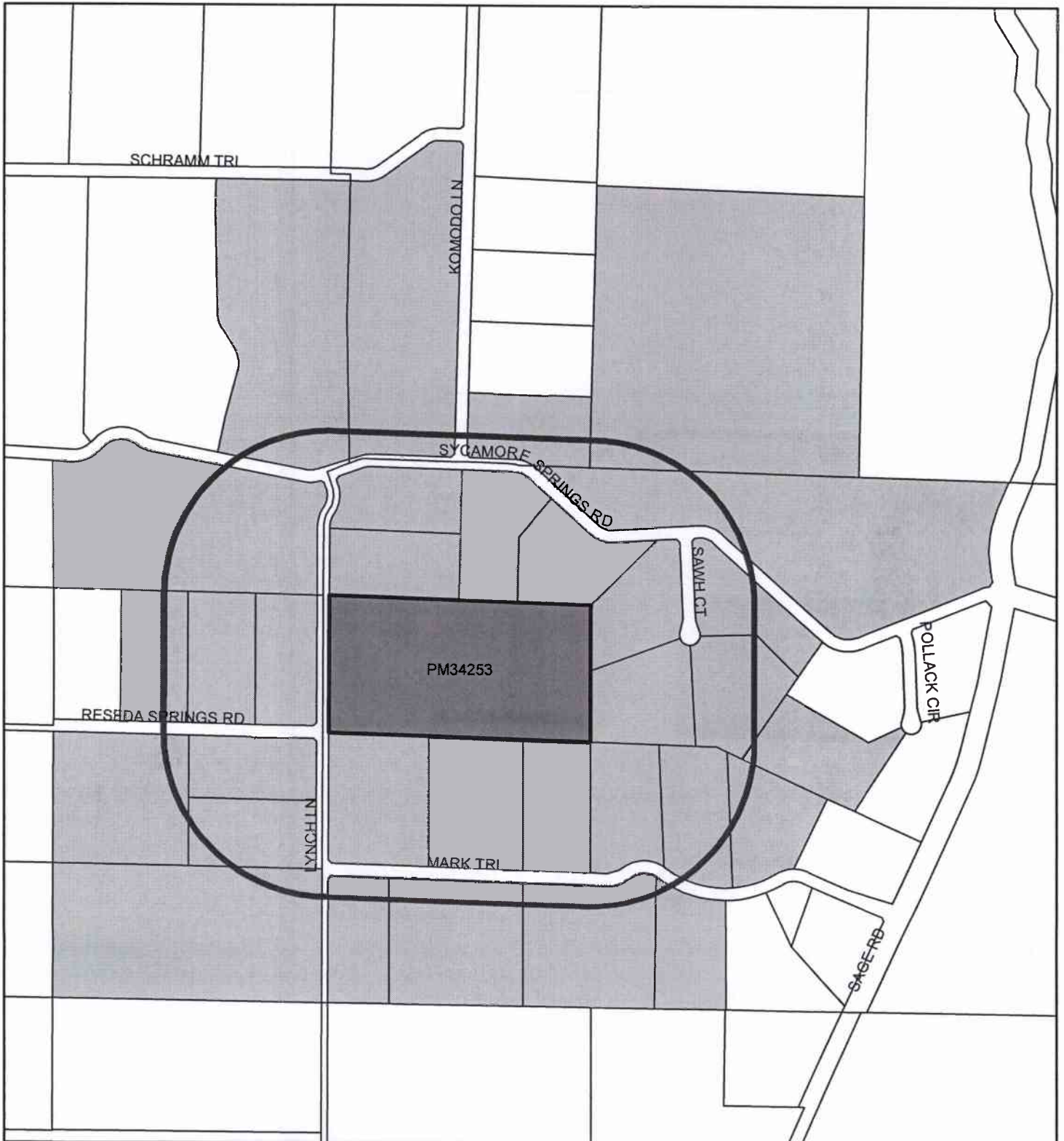
I Lisa Edwards, certify that on May 28, 2014
the attached property owners list was prepared by Arc GIS
APN(s) or case numbers 470-210-012
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 800 feet.

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

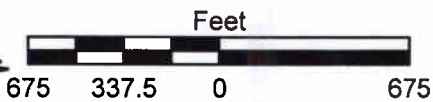
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Lisa Edwards Lisa Edwards
TITLE: Project Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 951-955-1888

PM34253 (800 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by ledwards on 5/28/2014

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

DALE K MASENTEN
41120 SYCAMORE SPRINGS RD
HEMET, CA. 92544

AYESHA M MILLER NUCE
41055 SYCAMORE SPRINGS RD
HEMET, CA. 92544

BENJAMIN RIVERA NECOCHEA
41355 MARK TR
HEMET, CA. 92544

ELLIOTT C NISSIM
34135 CAMERON DR
HEMET, CA. 92544

CHARLOTTE VITALICH POLLOCK
41075 MARK TR
HEMET, CA. 92544

JAVIER REYES
5159 E CRESCENT DR
ANAHEIM, CA. 92807

JAMES R ROBERTS
41010 MARK TRAIL TR
HEMET, CA. 92544

LANCE MCCALLAR SANDON
39450 BELLA VISTA RD
TEMECULA, CA. 92592

RONALD ALFRED SINTEK
2320 PEPPERTREE LN
RIVERSIDE, CA. 92506

HILDA NUNEZ SOTO
41469 SYCAMORE SPRINGS RD
HEMET, CA. 92544

DANIEL L STRAUB
34860 SYCAMORE SPRINGS RD
HEMET, CA. 92544

LORENZO VALLEJO
551 S LYON AVE
SAN JACINTO, CA. 92582

THOMAS WHITE
36878 AVOCADO CT
WINCHESTER, CA. 92596

JOHN W WILKES
35195 SAWH CT
HEMET, CA. 92544

MARY LYNNE WRIGHT
40890 RESEDA SPRINGS RD
HEMET, CA. 92544

QIANLANGYUE XU
92 RIVERFERRY WAY
ROCHESTER, NY. 14608

Alfredo Hernandez
2974 Pamview St
Lake Elsinore, CA 92530

Kim Moring
41635 Enterprise Circle North
Suite B
Temecula, CA 92590-5614

Alfredo Hernandez
2974 Pamview St
Lake Elsinore, CA 92530

Kim Moring
41635 Enterprise Circle North
Suite B
Temecula, CA 92590-5614

Alfredo Hernandez
2974 Pamview St
Lake Elsinore, CA 92530

Kim Moring
41635 Enterprise Circle North
Suite B
Temecula, CA 92590-5614

Alfredo Hernandez
2974 Pamview St
Lake Elsinore, CA 92530

Kim Moring
41635 Enterprise Circle North
Suite B
Temecula, CA 92590-5614

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

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

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
1791 W Acacia Ave, Hemet, CA 92545

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

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

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

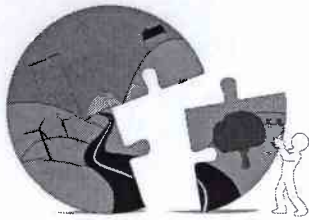
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

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

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

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PM34253 and EA 40995

Project Title/Case Numbers

Lisa Edwards, Project Planner

County Contact Person

951-955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Alfredo Hernandez

Project Applicant

2974 Palmview Street, Lake Elsinore CA 92530

Address

35280 Lynch Lane Hemet, CA 92544

Project Location

Residential subdivision of approximately 20 acres into four (4) parcels with 5-acre minimum

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 9, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

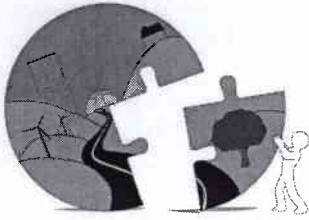
Signature Project Planner _____
Title *Date*

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PM34253\DH-PC-BOS Hearings\DH-PC\NOD Form - PM34253.docx

Please charge deposit fee case#: ZEAEA40995 ZCFG04392 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM34253

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: Lisa Edwards Title: Project Planner Date: April 29, 2014

Applicant/Project Sponsor: MDMG, Sherrie Munroe Date Submitted: August, 7, 2006

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Lisa Edwards at 951-955-1888.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM34253\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration - PM34253.docx

Please charge deposit fee case#: ZEA40995 ZCFG04392

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1400685

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: AMERICAN RIDING CLUB \$25.00
paid by: CK 1558
CA FISH AND GAME FEE FOR EA40995 PM34253
paid towards: CFG04392 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 23, 2014 14:26
MGARDNER posting date Jan 23, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1310746

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: AMERICAN RIDING CLUB \$2,156.25
paid by: CK 1541
CA FISH AND GAME FEE FOR EA40995 PM34253
paid towards: CFG04392 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 07, 2013 08:11
MGARDNER posting date Nov 07, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0609578

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: AMERICAN RIDING CLUB \$64.00
paid by: CK 2022418070
CA FISH AND GAME FEE FOR EA40995 PM34253
paid towards: CFG04392 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 07, 2006 14:40
SBROSTRO posting date Aug 07, 2006

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

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