

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



611B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 21, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 35849 / CHANGE OF ZONE NO. 7692 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Nicole Schuler – Engineer/Representative: MDMG Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vista De Monte Road and southerly of Calle Contento – 6.40 Gross Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST:** The change of zone proposes to change the zoning classification from Residential Agricultural – 5 acre minimum (R-A-5) to Residential Agricultural – 2 acre minimum (R-A-2). The tentative parcel map is a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres – APN: 943-140-008.

RECOMMENDED MOTION:

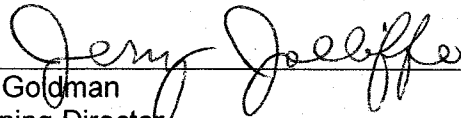
The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42091**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7692**, from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2) zoning classification; subject to Ordinance Adoption; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35849**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Jerry Jolliffe, Deputy Director for,



Ron Goldman
Planning Director

RG:db

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and that staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 26, 2010
xc: Planning, Co.Co., Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE 12/21/09

Tina Grande
Departmental Concurrence

Policy



Consent



Dept's Recomm.:

Policy



Consent



Per Exec. Ofc.:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson - Agency Director
Planning Department
Ron Goldman - Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

2-25-10

Sam

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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Date: 3686 El Cerrito Road Initial
Palm Desert, California 92211

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

EA 42091, Parcel Map No. 35849, Change of Zone No. 7692

Project Title/Case Numbers

Wendell Buotai
County Contact Person

951-955-2419
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Nicole Schuler
Project Applicant

33100 Vista Del Monte, Temecula, CA 92591
Address

The project site is located within the southwest area plan and located northerly of Vista Del Monte Road and southerly of Calle Contento
Project Location

The tentative map proposes a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum parcel size of five (2) acres;
The change of zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2)
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 2/23/10, 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. (\$\$2010.75 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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


Signature

Deputy Clerk

February 23, 2010

Title

Date

Sandi Schlemmer, Deputy Clerk

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\SP00362\SP362 PC September 17 approval\NOD Form sp362.doc Revised 01/15/08

01.26.10 16.1 ORD 02.23.10 2.8

Please charge deposit fee case#: ZPM35849 ZCFG5444

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42091, Change of Zone No. 7692, Tentative Parcel Map No. 35849

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

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

COMPLETED/REVIEWED BY:

By: Wendell Bugtai Title: Project Planner Date: 12/21/2009

Applicant/Project Sponsor: Nicole Schuler Date Submitted: 11/17/2008

ADOPTED BY: Board of Supervisors on February 23, 2010

Person Verifying Adoption: *Sandi Schlemmer* Date: February 23, 2010
Sandi Schlemmer, Deputy Clerk of the Board of Supervisors

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Wendell Bugtai at (951) 955-2419.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM35849\Mitigated Negative Declaration PM35849.doc

Please charge deposit fee case#: ZEA42091 ZCFG5444

FOR COUNTY CLERK'S USE ONLY

2-23-10 28

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0913857

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SCHULER NICOLE

\$1,993.00

paid by: CK 128

paid towards: CFG05444 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42091

at parcel #: 33100 VISTA DEL MONTE TEM

appl type: CFG3

By _____ Sep 29, 2009 15:36

SBROSTRO posting date Sep 29, 2009

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

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

Additional info at www.rctlma.org

2-23-10 2.8

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0812534

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SCHULER NICOLE

\$64.00

paid by: CK 116

paid towards: CFG05444 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42091

at parcel #: 33100 VISTA DEL MONTE TEM

appl type: CFG3

By _____ Nov 17, 2008 13:42
DOKEITH posting date Nov 17, 2008

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

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

Additional info at www.rctlma.org

2-23-1028

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

6113

December 21, 2009

SUBJECT: Change of Zone No. 7692, Tentative Parcel Map No. 35849

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

01.26.10

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

- | | |
|---|--|
| <input type="checkbox"/> Approve | <input checked="" type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input checked="" type="checkbox"/> Publish in Newspaper:
Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Policy Calendar | <input checked="" type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input checked="" type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input checked="" type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise and The Californian

PLEASE SCHEDULE FOR JANUARY 26, 2010 AGENDA

Clerk Of The Board

Please charge your time to case number(s): ZCZ07692
ZPM35849
ZEA42091

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

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG5444)

**Do not send these documents until the Board has taken final action
on all of the referenced applications**

Revised: 12/21/09

Y:\Planning Case Files-Riverside office\PM35849\11A coversheet PM35849.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.10: TENTATIVE PARCEL MAP NO. 35849 / CHANGE OF ZONE NO. 7692 –**
Intent to Adopt a Mitigated Negative Declaration – Applicant: Nicole Schuler – Engineer/Representative: MDMG Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vista De Monte Road and southerly of Calle Contento – 6.40 Gross Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - APN: 943-140-008. (Legislative)
- II. PROJECT DESCRIPTION**
The change of zone proposes to change the zoning classification from Residential Agricultural – 5 acre minimum (R-A-5) to Residential Agricultural – 2 acre minimum (R-A-2). The tentative parcel map is a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Wendell Bugtai, at (951) 955-2402 or e-mail wbugtai@rctlma.org.

The following spoke in favor of the subject proposal:
Larry Markham, Applicant's Representative, 41635 Enterprise Circle North, Ste. B., Temecula, California 92590

No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42091, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7692, from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2) zoning classification zone; and

APPROVAL of TENTATIVE PARCEL MAP NO. 35849, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: U-10
Area Plan: Southwest
Zoning Area: Rancho California Area
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: September 30, 2009

TENTATIVE PARCEL MAP NO. 35849
CHANGE OF ZONE NO. 7692
ENVIRONMENTAL ASSESSMENT NO. 42091
Applicant: Nicole Schuler
Engineer/Rep.: MDMG Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7692 proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Parcel Map No. 35849 proposes a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum parcel size of five (2) acres;

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Estate Density Residential (RC-EDR) (2 acre minimum) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Estate Density Residential (RC-EDR) (2 acre minimum) to the north and west, Agriculture (AG) (10 acre minimum) to the south and east |
| 3. Proposed Zoning (Ex. #3): | Residential Agricultural - 2 Acre Minimum (R-A-2) |
| 4. Surrounding Zoning (Ex. #3): | Residential Agricultural - 5 Acre Minimum (R-A-5) to the north and west and Citrus Vineyard - 5 Acre Minimum (C/V) to the south and east |
| 5. Existing Land Use (Ex. #1): | Single Family Residential and Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land to the north and west, and Single Family Residential to the east and south. |
| 7. Project Data: | Total Acreage: 6.40 acres
Total Proposed Lots: 3
Proposed Min. Parcel Size: 2 gross acres
Schedule: H |
| 8. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42091, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7692, from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2) zoning classification zone; and

ABR 9/8/09

APPROVAL of **TENTATIVE PARCEL MAP NO. 35849**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

CONCLUSIONS:

1. The proposed project is in conformance with the Estate Density Residential (RC-EDR) (2 acre minimum) land use designation, and with all elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 2 Acre Minimum (R-A-2) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The development proposal is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site's has an existing designation of Estate Density Residential (RC-EDR) (2 acre minimum) in the Southwest Area Plan.
2. The project site is proposing a designation of Residential Agricultural - 2 Acre Minimum (R-A-2) in the Southwest Area Plan.
3. The proposed use, residential parcels with a minimum of two (2) gross acres, is permitted use in the Residential Agricultural - 2 Acre Minimum (R-A-2) designation.
4. The Schedule H subdivision of 6.40 Gross Acres into three (3) residential parcels with a minimum lot size of two (2) gross acres is a permitted use in the Residential Agricultural - 2 Acre Minimum (R-A-2) designation.
5. The project site is surrounded by properties which are designated Residential Agricultural - 5 Acre Minimum (R-A-5) to the north and west and Citrus Vineyard - 5 Acre Minimum (C/V) to the south and east.
6. The proposed zoning for the subject site is Residential Agricultural - 2 Acre Minimum (R-A-2).

7. The proposed map, a schedule H subdivision of 6.40 Gross Acres into three (3) residential parcels with a minimum size of two (2) gross acres, is consistent with the development standards set forth in the R-A-2 zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural - 5 Acre Minimum (R-A-5) and Citrus Vineyard - 5 Acre Minimum (C/V)
9. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
10. This project is not located within Criteria Area Cell.
11. Environmental Assessment No. 41965 identified the following potentially significant impacts:
 - a. Geology / Soils
 - b. Cultural Resources
 - c. Hydrology /Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, one letter in opposition has been received.
2. The project site is not located within:
 - c. A city of sphere of influence;
 - d. A 100-year flood plain an area drainage plan, or dam inundation area;
 - e. A Specific Plan;
 - f. A Conservation Area.
3. The project site is locate within:
 - g. Santa Margarita Watershed;
 - h. The boundaries of the Southwest Area Plan;
 - i. The boundaries of the Temecula Valley Unified School District;
 - j. Zone B of the Mt Palomar Lighting Ordinance 655, Zone B 17.53 miles; and
 - k. High Paleontological Sensitivity Area.
 - l. County Service Area #149
4. The subject site is currently designated as Assessor's Parcel Numbers 943-140-008
5. This project was filed with the Planning Department on November 17, 2008.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates January 15, 2009 and June 11, 2009.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$18,102.04.

Y:\Planning Case Files-Riverside office\PM35683\PM35683-CZ07663-GPA01055- Staff Report - 7-9-09.doc

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

VICINITY/POLICY AREAS

Date Drawn: 09/01/09
Vicinity Map

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section : 27

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1

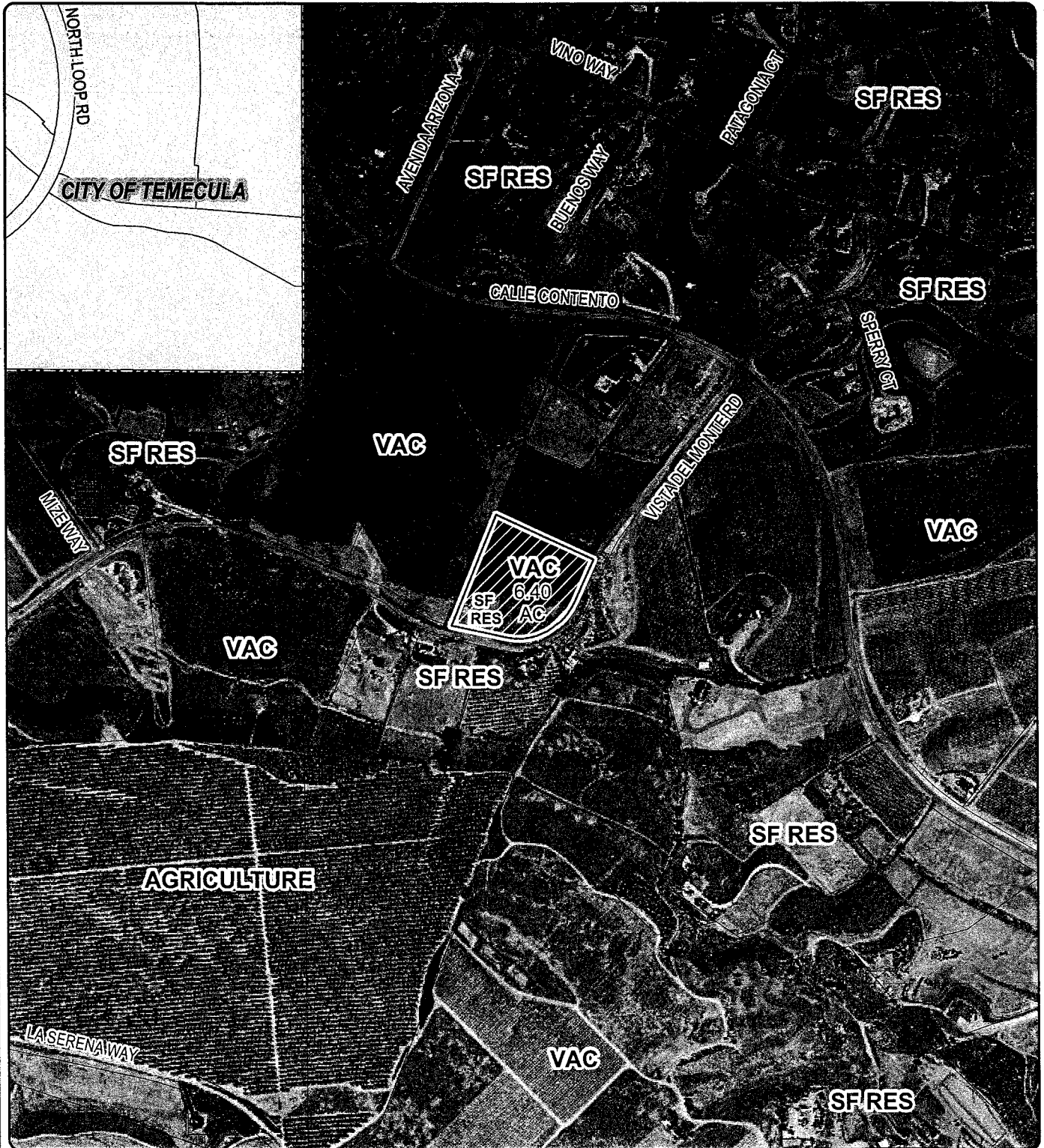
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
LAND USE

Supervisor Stone
 District 3

Date Drawn: 9/01/09
 Exhibit 1



Zoning Area: Rancho California
 Township/Range: T7SR2W
 Section: 27



Assessors Bk. Pg. 943-14
 Thomas Bros. Pg. 959 G1
 Edition 2009

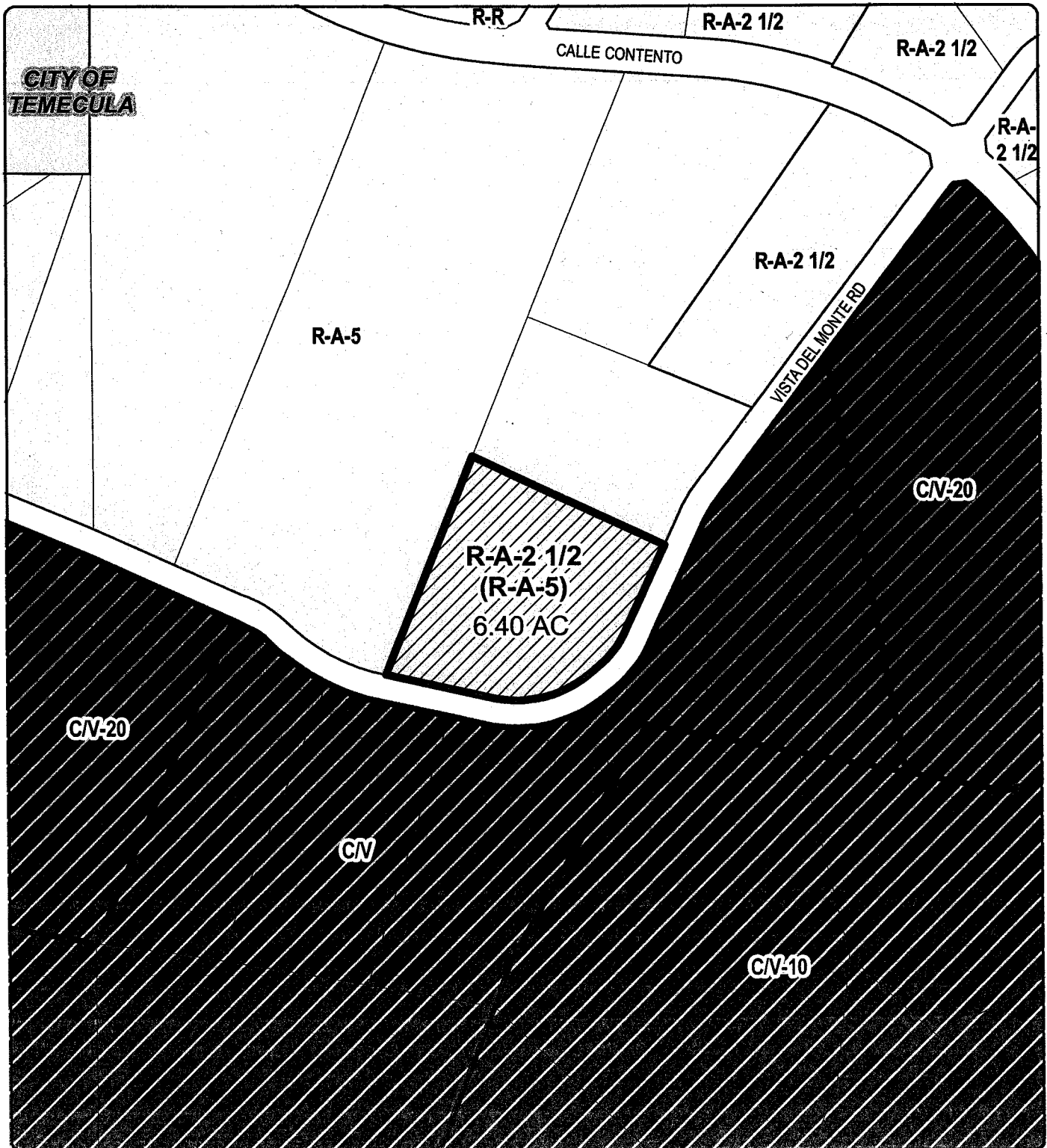
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

0 270 540 1,080 1,620 2,160 Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07692 PM35849
PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 9/01/09
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section : 27

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



0 165 330 660 990 Feet

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
Edition 2009

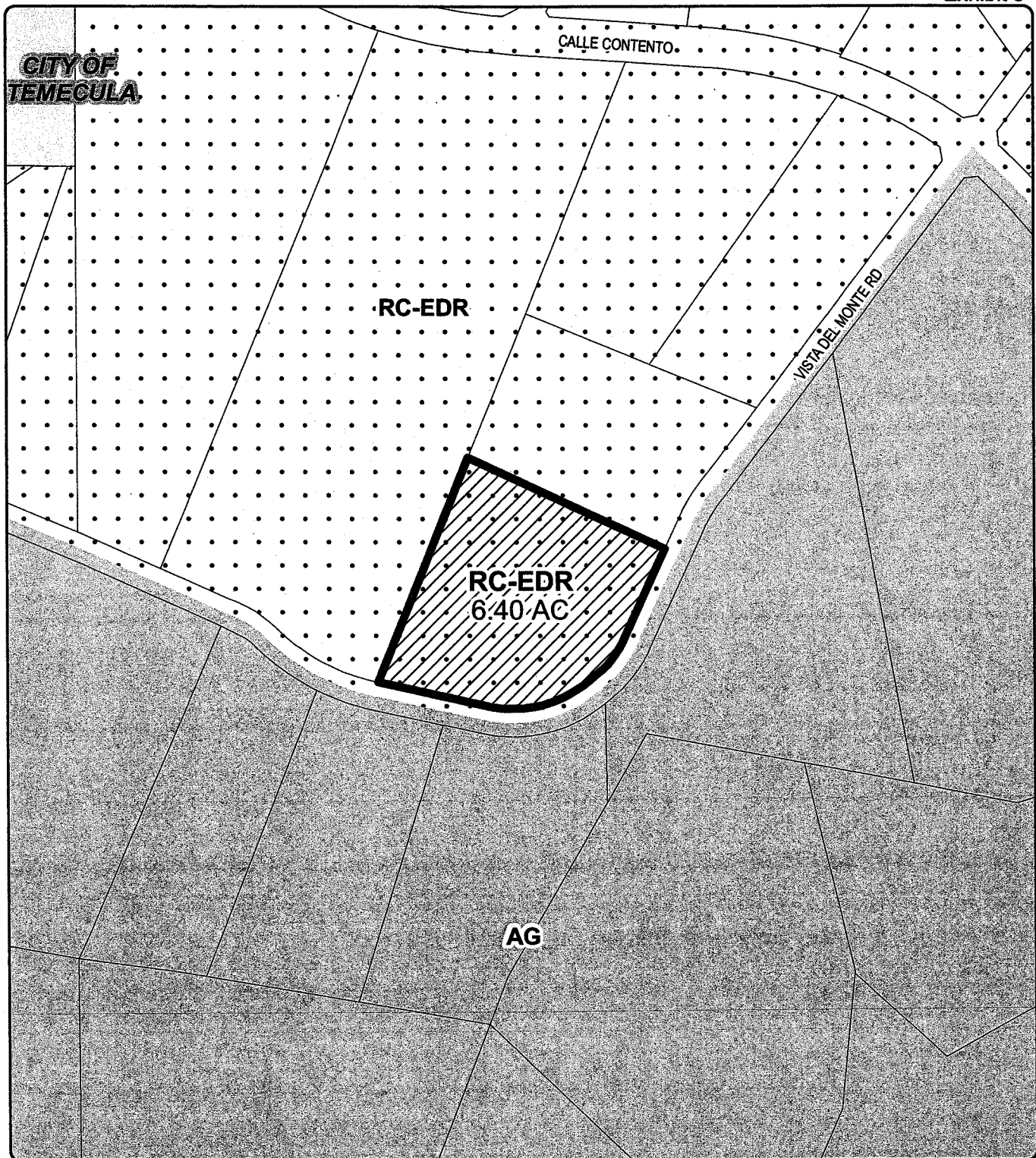
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

Supervisor Stone
District: 3

EXISTING GENERAL PLAN

Date Drawn: 9/01/09
Exhibit 5



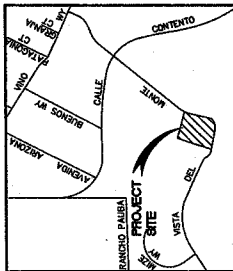
Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27



Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
Edition 2009

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





VICINITY MAP
NOT TO SCALE
THOMAS GUIDE 2008
PAGE 959, G-1

GENERAL NOTES

- 1. LEGAL DESCRIPTION**
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 8

LEGEND:

CITRUS VINYARD
EXIST LAND USE
ASSESSORS PARCEL NUMBER
PARCEL MAP
AGRICULTURAL
ESTATE DENSITY RESIDENTIAL-
RURAL COMMUNITY
RESIDENTIAL AGRICULTURAL

OWNER/APPLICANT

NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA, CA 92591
(951) 541-6464 TEL.

PREPARED BY:[illegible]

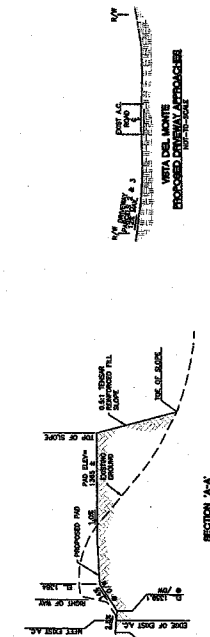
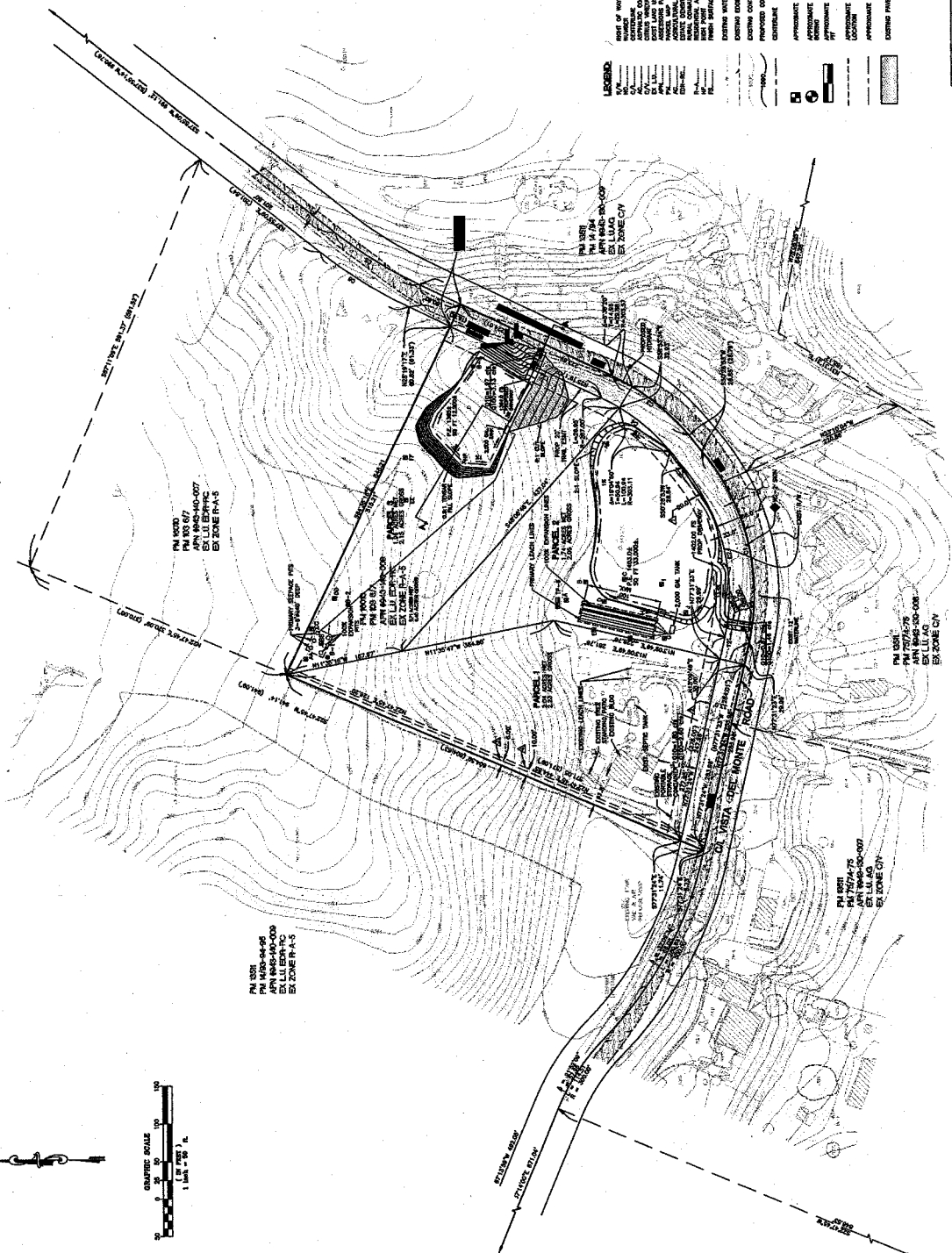
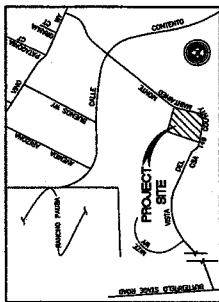
M•MG
MARSHAM DEVELOPMENT MANAGEMENT GROUP, INC.

41535 Enterprise Circle N. - Suite B
Temezo, California 92580
(951) 296-3466 TEL. (951) 296-3476 FAX



THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

TENTATIVE PARCEL MAP NO. 35849 AMENDMENT NO. 1
BEING A SCHEDULE "H" SUBDIVISION
IN THE UNINCORPORATED TERRITORY
OF RIVERSIDE COUNTY, STATE OF CALIFORNIA



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DMG
 INTERNATIONAL POLYMER MANAGEMENT GROUP INC.
 41635 Estero Vista Circle N. - Suite B
 Temecula, California 92590
 (951)296-3478 FAX (951)296-3468 TEL
 LARRY R. WATKINS VICE PRES

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A hand-drawn sketch of a hill slope. A dashed line represents the top edge of the slope. A solid line represents the slope itself. The word 'SLOPE' is written vertically along the solid line. The word 'LINE OF SLOPE' is written vertically along the dashed line. The word 'SLOPE' is also written vertically along the solid line.

0/ WEST OR. MONT.

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CLASSIFIED
ADDITIONAL
STANDARD NO. 1.38 (ADOPTED 1978)
NOT TO SCALE

CONCRETE
CONCRETE

EXISTING VISTA DEL MONTE

THICKNESS OF AIR AND A.C. TO BE USED FOR ADEQUATE
TEMPERATURE PROTECTION. THE MINIMUM THICKNESS OF THE
TO CONTROL DAMAGING PRESENT EXPOSURE ON THE
TO MOUNTABLE AIR DROPS SHALL BE REQUIRED. MOUNTABLE
TEMPERATURE PROTECTION SHALL BE REQUIRED FOR CONTINUED
THE RURAL ROUTE ROAD STANDARD SHALL BE APPLICABLE
LAKE MICHIGAN COMMUNITY PLAN (CMA 170) AND COUNTY
THE DESIGN STANDARD FOR THE MINIMUM LAKE PERCENTAGE, AND
DESIGN STANDARDS EXCEPT PAVEMENT WITH AND A/P 5

NG

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42091
Project Case Type (s) and Number(s): Change of Zone No. 7692; Parcel Map No. 35849
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai, Project Planner
Telephone Number: 951-955-2402
Applicant's Name: Nicole Schuler
Applicant's Address: 33100 Vista Del Monte, Temecula, CA 92591
Engineers Name: MDMG Inc.
Engineers Address: 41635 Enterprise Circle, Ste. B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7692 proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Parcel Map No. 35849 proposes a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum parcel size of five (2) acres;

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

C. Total Project Area: 6.4 gross acres

Residential Acres: 6.4	Lots: 3	Units:	Projected No. of Residents: 3
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 943-140-008

E. Street References: Northerly of Vista De Monte Road and southerly of Calle Contento

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 27, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the southwest area plan and located northerly of Vista De Monte Road and southerly of Calle Contento. The site contains an existing single family residence located on Vista Del Monte road and southerly of the project site known as proposed Parcel 1. The remainder of the site is mostly undisturbed with several non-native trees scattered around proposed Parcel 2 and 3.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the proposed general plan land use designation. The proposed project meets all other applicable land use policies of the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project site is not located within an MSHCP criteria area and will not disturb riparian/riverine habitat. The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (RC-EDR) (2 acre minimum) to the north and west, Agriculture (AG) (10 acre minimum) to the south and east.

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: Residential Agricultural - 2 Acre Minimum (R-A-2)

K. Adjacent and Surrounding Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) to the north and west and Citrus Vineyard – 5 Acre Minimum (C/V) to the south and east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

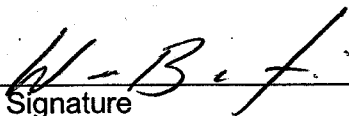
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial

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


Signature


Date

Wendell Bugtai, Project Planner
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not have a substantial effect upon a scenic highway corridor since the project is not located within a scenic highway corridor.

b) The project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view since the project is not located within any scenic vistas

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?				

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

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

a) According to the RCIP, the project site is located 17.53 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

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b) Expose residential property to unacceptable light levels?

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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) Surrounding the immediate vicinity of the site to the north, south, east, and west are scattered low-density rural residences and vacant land. The project proposes similar low-density residential development and is in the immediate proximity of similar planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is not located within 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.

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

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

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

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

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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f) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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.

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 (3) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

a) The project will not conflict with or obstruct implementation of the applicable air quality plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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

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

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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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)?

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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?

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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

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

Findings of Fact:

a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) No state or federally listed Threatened or Endangered species are expected to occur nor would the implementation of the proposed project result in take of any state or federally listed Threatened or Endangered species. Thus, the project will not 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.

c) Prior to the issuance of a grading permit (30-days), a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. (COA 60.EPD.1)

d) The project site currently has a previously constructed single family residence and the site is not considered a wildlife corridor.

e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

Mitigation: No mitigation measures are required.

Monitoring: Monitoring shall be conducted by the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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) The project site currently an existing single family residence. The project site does not contain a historic site. Therefore, there is no impact.

b) The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as no historical resources are known to be located on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not alter or destroy an archaeological site.
- b) The project will not cause substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

9. Paleontological Resources

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

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

- a) According to the Riverside County General Plan, the project site is located within an area of HIGH Paleontological sensitivity. There are known unique paleontological resources or unique geologic features that may be impacted by development of the proposed project. Since paleontological impact will be HIGH, paleontological monitoring will be required prior to grading permit issuance (60. PLANNING.1)

Mitigation: The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts.

Monitoring: Monitoring will be conducted by the Planning Department.

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?

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- 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?

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008

Findings of Fact:

a) The project will not expose people to structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) The project will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008

Findings of Fact:

a) The project will not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

12. Ground-shaking Zone

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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), County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008

Findings of Fact:

a) The project will not be subject to strong seismic ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008

Findings of Fact:

a) The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

14. Ground Subsidence

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Resolution No. 94-125, County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008, RCLIS

Findings of Fact:

a) Although the currently Riverside County Land Information System report shows the proposed project to be located within a susceptible area, County Geologic Report (GEO) No. 2123 prepared by EnGEN Corporation and entitled: "Geotechnical Feasibility Study, Schuler Property, APN: 943-140-008, Parcel 2 and 3 of TPM 35849" Dated April 24, 2008; the report determines that the possibility of subsidence is low to none.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

15. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

a) The project will not change topography or ground surface relief features.

b) The project may create natural slopes of greater than 2:1 or more than 25% and a note shall be placed on the Environmental Constraints Sheet stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. All submittal shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit." Based on the submitted exhibit, this would impact Parcels 2 and 3.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, On-site Inspection

Findings of Fact:

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project will not be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: Flood Control District review, Project Materials

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

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 into the environment.

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

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

Monitoring: No monitoring measures are required

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Require review by the Airport Land Use Commission?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project will not result in an inconsistency with an Airport Master Plan.

b) The project will not result in a required review by the Airport Land Use Commission.

c) The project will not result in 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.

d) The project will not result in 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

22. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not result in exposure to people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The development of this project will adversely impact water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMP's) and source control BMP's, as applicable and feasible, into the project plans. Site design BMP's include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMP's include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

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

d) The project will not 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.

e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

g) The development of this project will adversely impact water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMP's) and source control BMP's, as applicable and feasible, into the project plans. Site design BMP's include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMP's include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

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: No mitigation measures are required.

Monitoring: No monitoring measures are required

24. Floodplains

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

NA - Not Applicable ☐ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the ☐ ☐ ☐ ☒

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

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

Findings of Fact:

- a) The proposed project consists of well-defined ridges and natural watercourses outside the property. The submitted exhibit shows Parcels 1 and 2 pads located along the ridge. (COA 10.FLOOD RI.1)
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?				
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 project will not result in a substantial alteration of the present or planned land use of an area.
- b) The proposed project is not located within a city sphere of influence.

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

Monitoring: No monitoring measures are required

26. Planning

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

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The proposed subdivision is consistent with the existing zoning classification of Residential Agricultural – 5 Acre Minimum (R-A-5) and proposed zoning classification of Residential Agricultural – 2 Acre Minimum (R-A-2).

b) Surrounding zoning is Residential Agricultural - 5 Acre Minimum (R-A-5) to the north and west; Citrus Vineyard – 5 Acre Minimum (C/V) to the south and east. The project is compatible with the surrounding zoning.

c) Surrounding land uses include vacant and single family residences on (5) to (10) acres or more to the north, south, east, and west. The project will be compatible with the surrounding land uses. Just north of Calle Contento, parcels are consistent with the 2 Acre Minimum uses proposed.

d) The project is consistent with the proposed land use of the site and with the policies of the General Plan. The project is not located within a Specific Plan.

e) Surrounding land uses include single family residences on large lots and vacant land. The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State

☐ ☐ ☐ ☒

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

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

Findings of Fact:

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☐ ☒

Source: Project Application Materials

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

a) The project proposal, a three (3) parcel subdivision, is not substantial enough to increase ambient noise to levels of significance.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity during grading and construction above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project			
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on Parcel 1, no displacement of existing housing will occur.

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

c) The project will not displace any people.

d) The project will not affect a County Redevelopment Project Area.

e) Although a change of zone is proposed, the change of zone will result in only the addition of two additional dwellings within the property. Therefore, the project will not cumulatively exceed official regional or local population projections.

f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

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

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services.

Mitigation: No mitigation measures are required.

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

38. Health Services

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

Findings of Fact:

The use of the proposed 6.4-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The proposed project does not create a substantial increase in demand for recreational facilities.

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) The project is located within the County Service Area #149.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

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

Findings of Fact:

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

a) Access to the project site will be via Vista Del Monte. No additional on-site right-of-way shall be required on Vista Del Monte since adequate right-of-way exists. Vista Del Monte provides adequate access to the site. Therefore, there is no impact.

b) The proposed project will comply with Section 18.12 Parking Requirements; therefore, the project will not result in inadequate parking capacity.

c) The project shall not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.

d) The project will not result in a change in air traffic patterns.

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

f) The project will not substantially increase hazards to a design feature.

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

h) Project construction should not impede traffic flow.

i) The project has been conditioned for emergency access in the typical manner required by the Fire Department. These standard requirements are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Bike Trails

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

Findings of Fact:

According to figure C-7; no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

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

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:

The project will be served by Eastern Municipal Water District (EMWD) with water facilities pursuant to the arrangement of financial agreements.

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

b) The project will provide sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will utilize septic systems. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, Iponte Developments, 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 Iponte Developments (COA 80. E Health. 1). In addition, the Department of Environmental Health (DEH) site evaluation is required (COA 80. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project has been 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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46. Utilities

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

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

Source: RCIP

Findings of Fact:

The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant. The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

47. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact:

None.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. 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-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP

County Geologic Report (GEO) No. 2123

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

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09/08/09
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for the following:

Tentative Parcel Map No. 35849 proposes a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum parcel size of five (2) acres.

The project site is located within the southwest area plan and located northerly of Vista De Monte Road and southerly of Calle Contento.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

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

10. EVERY. 3

MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Map No. 35849 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35849, Amended No. 1, dated 5-7-09.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

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

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

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

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

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

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

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

10.BS GRADE. 16 MAP-G3.4CRIB/RETAIN'G WALLS

RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD WATER SERVICE ONLY

RECOMMND

All lots under Parcel Map#35849 are proposing Rancho California Water District (RCWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service for each lot are met with RCWD, as well as, all other applicable agencies.

Any existing water well(s) may be required to be properly removed or abandoned under permit with the Department of Environmental Health (DEH) at the sole discretion of RCWD. Please contact RCWD for further information.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 01/14/09

RECOMMND

Parcel Map No. 35849 proposes a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres. The site is located in the Rancho California area, north of Vista Del Monte Road, south of Calle Contento, and east of Mize Way. This project is being concurrently reviewed with Change of Zone No. 7692.

The topography of the area consists of well-defined ridges with natural watercourses outside the property. The submitted exhibit shows Parcels 1 and 2 pads located on

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 01/14/09 (cont.)

RECOMMND

along the ridge.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit." Based on the submitted exhibit, this would impact Parcels 2 and 3.

The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

This 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

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 01/14/09 (cont.) (cont.)RECOMMND

effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 3 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

grading permits.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

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

Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 MAP - LC LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 4 MAP - LC VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 5 MAP - GEO02123 RECOMMND

County Geologic Report (GEO) No. 2123, submitted for this project (PM35849) was prepared by ENGEN Corporation and is entitled: "Geotechnical Feasibility Study, Schuler Property, Assessor's Parcel Number: 943-140-008, Parcel 2 and 3 of TPM 35849, 33100 Vista Del Monte Road, Temecula Area, County of Riverside, California, Project Number: M3710-GFS" dated April 24, 2008. In addition, ENGEN prepared "Response to Planning Department Review, County Geologic Report No. 2123, Geotechnical Feasibility Study, Schuler Property, APN: -943-140-008 - Parcel 2 and 3 of Parcel Map 35849, 33100 Vista Del Monte Road, Temecula area, County of Riverside, California", dated June 2, 2009. This document is herein incorporated as a part of GEO02123.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.PLANNING. 5

MAP - GEO02123 (cont.)

RECOMMND

GEO02123 concluded

1.No photolineaments or evidence of faulting was revealed to cross or trend toward the property.

2.The nearest known mapped faults include the Agua Caliente Fault Zone located approximately 1 mile southwest and the Elsinore Fault Zone - Temecula Segment located approximately 5.3 miles west of the subject site.

3.The potential for surface ground rupture on the site is unlikely.

4.The potential for hazards associated with liquefaction is considered low.

5.The probability of seismically induced landsliding is considered low.

6.The possibility of seismically induced flooding or seiches is considered nil.

7.The possibility for seismically induced tsunamis to impact the site is considered nil.

GEO02123 recommended:

1.All concrete, asphalt, debris, roots, grasses, weeds, brush, trees and other deleterious materials should be removed from the proposed structure, 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.

3.Any undocumented fill and alluvium and weathered bedrock should be removed to competent bedrock from proposed fill, structural, and hardscape areas, cleared of any debris, and may then be placed as engineered fill.

4.Design and analysis of the proposed reinforced fill slope should be by the reinforcement manufacturers at the time a precise Grading Plan is processed.

GEO No. 2123 satisfies the requirement for a Geologic Study

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - GEO02123 (cont.) (cont.) RECOMMND

for Planning / CEQA purposes. GEO No. 2123 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 MAP- MAP ACT COMPLIANCE RECOMMND

his 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. 7 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. 12 MAP- ZONING STANDARDS RECOMMND

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

10.PLANNING. 14 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 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

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

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

10.PLANNING. 19

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.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2

RECOMMND

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

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

RECOMMND

No additional on-site right-of-way shall be required on Vista Del Monte Road since adequate right-of-way exists, per PM 103/6.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

10. GENERAL CONDITIONS

10.TRANS. 5

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP- EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP 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:

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

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

RECOMMND

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. 3 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.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit." Based on the submitted exhibit, this would impact Parcels 2 and 3.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1

MAP- ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

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

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

50.PLANNING. 3

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 #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4

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 two (2) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 2 Acre Minimum (R-A-2) zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 7

MAP - FINAL PLAN OF DEVELOPMNT

RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

- A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.
- B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.
- C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 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. 149 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. 14 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 15 MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 21 MAP - ECS NOTE MAP CONSTRAINT

RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 22 MAP - ECS NOTE NO FENCE WILDLF

RECOMMND

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the wildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

50.PLANNING. 28 MAP- ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-2123 was prepared for this property on April 24, 2008 by EnGEN and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 30 MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 38 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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT

RECOMMND

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

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Vista Del Monte Road along the frontage of parcel no. 2 only and so noted on the final map, with the exception of one 16' access opening at the westerly parcel line of parcel no. 2.

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT

RECOMMND

All centerline including driveway 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. 4 MAP-DEDICATIONS/ACCEPTANCE

RECOMMND

The applicant shall obtain acceptance of two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation. The two offsite access roads shall be the 60' dedicated right-of-way extending westerly to Butterfield Stage Road, and the 60' northeasterly extension of Vista Del Monte to Calle Contento.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

approved by Riverside County.*

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

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

RECOMMND

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

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

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

RECOMMND

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

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

RECOMMND

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

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

60.BS GRADE. 6 MAP-RWALL, GRDG, SAFETY FENCE

RECOMMND

Parcel Map 35849 proposes a .5:1 Tensar Fill Slope (retaining wall system). Prior to the issuance of a grading permit, the applicant shall obtain a separate retaining wall permit for the proposed retaining wall and shall provide safety fencing atop the retaining wall. The retaining wall permit and grading permit shall be issued concurrently.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map No. 35849 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.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3

MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 5 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 18 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 20 MAP - SKR OUTSIDE & OCC HABITAT

RECOMMND

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat, must be in effect; and,

b. The applicant shall consult with the Riverside County

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - SKR OUTSIDE & OCC HABITAT (cont.) RECOMMND

Habitat Conservation Agency (RCHCA) and acquire replacement habitat for the Stephens' kangaroo rat, in accordance with the provisions of the Long-Term Habitat Conservation Plan for the Stephens' kangaroo rat. The applicant shall provide written documentation from the RCHCA, or its successors-in-interest, to the Planning Director, indicating that the development project is entitled to receive coverage under the Section 10(a) Permit. Submittal of such documentation shall result in condition compliance.

60.PLANNING. 22 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 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 - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

- NOTE: 1. The slope at the proposed driveways shall not be exceeding 2% within the public road right-of-way.
2. The driveway for parcel no. 2 shall be 16' wide and shall be constructed at the westerly parcel line of parcel no. 2.
3. Access shall be restricted along proposed parcel no. 2 except one 16' opening at the westerly parcel line.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 DEH SITE EVALUATION REQUIRED

RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom or seepage pit bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that 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.

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#2 and Parcel#3 of Parcel Map#35849 based on Engen Soils Percolation Report Project#M3710-P dated 4-22-08. Parcel#1 has an existing building connected to its own dedicated OWTS.

Upon building submittal, the applicant must submit to DEH for review a detailed contoured plot plan drawn to an appropriate scale, wet stamped and signed by the Professional of Record (Engen) 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 Engen.

Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

must also be submitted to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES RECOMMND

Parcel Map No. 35849 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.

80.FLOOD RI. 2 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

The owner/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - BUILDING SEPARATION RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach one (1) foot into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 4 MAP - SIDE YARD SETBACKS RECOMMND

All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING. 5 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - NO CROSS LOT DRAINAGE RECOMMND

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 29 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

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to issuance of building permits, the owner/permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

90.PLANNING. 2 MAP - LC LNDSCP/IRRIG INST INS

RECOMMND

The owner/permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3

MAP - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTAL INSPECT." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 4

MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 15

MAP- QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the CSA No. 149.

90.PLANNING. 16

MAP- SKR FEE CONDITION

RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first,

09/08/09
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PARCEL MAP Parcel Map #: PM35849

Parcel: 943-140-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16

MAP- SKR FEE CONDITION (cont.)

RECOMMND

the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.4 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

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

DATE: December 19, 2008

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Temecula Valley Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
EDA - County Service Area No. 149
Eastern Information Center (UCR)
Pechanga Indian Tribe
Soboba Indian Tribe

CHANGE OF ZONE NO. 7692, and TENTATIVE PARCEL MAP NO. 35849 - EA42091 - Applicant: Nicole Schuler - Engineer/Representative: MDMG Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) - Location: Northerly of Vista De Monte Road, southerly of Calle Contento, and easterly of Mize Way - 6.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The change of zone proposes to change the zoning classification from Residential Agricultural - 5 Acre Minimum (R-A-5) to Residential Agricultural - 2 Acre Minimum (R-A-2). The tentative parcel map is a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres - APN: 943-140-008

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

WARREN D. WILLIAMS
General Manager-Chief Engineer



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RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
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123315

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

January 15, 2009

Riverside County
Planning Department
County Administrative Center
Riverside, California

Ladies and Gentlemen:

Re: Change of Zone 07692
Area: Rancho California Area Plan

Attn: Alisa Krizek

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.1211.

Very truly yours,


MEKBIB DEGAGA
Engineering Project Manager

TTH:blj



PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseno Mission Indians

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

January 12, 2009

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

Monitor Supervisor:
Aurelia Marruffo

VIA E-MAIL and USPS

Alisa Krizek
Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Re: Pechanga Tribe Preliminary Comments on Tentative Parcel Map 35849, Change of Zone 7692, APN 943-140-008

Dear Ms. Krizek:

Thank you for inviting us to submit general comments on this Project prior to the January 15, 2009 LDC meeting to assess environmental impacts. This comment letter is written on behalf of the Pechanga Band of Luiseno Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

If you haven't already done so, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project and requests that these comments be made part of the record of approval for this Project.

TRIBAL INTEREST

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352, 65352.3 and 65352.4

other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

The Pechanga Tribe has a long history of involvement with the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time, the Tribe is not opposed to this development Project. The Tribe's primary concerns stem from the Project's likely impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

PROJECT GENERALLY

Based upon the location and topography of the Project area, there is a high possibility that surface and/or subsurface Luiseño cultural resources will be identified during survey and earthmoving activities and recommend that a thorough archaeological/cultural resources assessment be completed and the existing site records be updated as part of the environmental review for this project. Additionally, assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

The Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments during the open review periods.

REQUESTED INVOLVEMENT

Since it is likely that cultural resources will be affected by the Project, the Tribe requests to work with the County and the Developer in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. The Tribe would

like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archaeological/cultural resources are to be impacted by the Project, it is the position of the Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including all archaeological subsurface excavations. The Tribe also requests to participate in the archaeological survey in order to facilitate earlier notification of identified resources and to ensure that the resources are adequately mitigated.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROPOSED MITIGATION MEASURES

Below are the Tribe's preliminary comments on the proposed mitigation measures for this Project. As the Tribe has not had the opportunity to review the environmental documents for this Project, we reserve the right to submit additional mitigation measures for consideration by the Lead Agency.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.
2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover
Cultural Analyst

Cc: Leslie Mouriquand, Riverside County Archaeologist



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 12, 2009

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

RE: Tentative Parcel Map (TPM) No. 35849
Proposal: Subdivision of 6.4 acres into three (3) parcels
APN: 943-140-008

Dear Mrs. Krizek:

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

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

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

Sincerely,

Ryan Ross
Planner IV

RR:JV/jv

PD 72361v8

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · 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 | |

EA42091 CFG05444

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 4PM 35849 DATE SUBMITTED: 11-17-08

APPLICATION INFORMATION

Applicant's Name: Nicole Schuler *★ Contact w/ any questions* E-Mail: nschuler59@netzero.net

Mailing Address: 33100 Vista Del Monte
Temecula City CA State 92591 ZIP

Daytime Phone No: (951) 541-6464 Fax No: ()

Engineer/Representative's Name: MDMG, Inc. - Audrey Finn E-Mail: gafa@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Ste B
Temecula City CA State 92590 ZIP

Daytime Phone No: (951) 296-3466 x218 Fax No: (951) 296-3476

Property Owner's Name: Same as applicant E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () 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.

Nicole Schuler
PRINTED NAME OF APPLICANT

[Signature]
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.

Nicole Schuler
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-140-008

Section: 27 Township: 7S Range: 2W

Approximate Gross Acreage: 6.40 +/-

General location (cross streets, etc.): North of Vista Del Monte, South of Nicholas Valley Rd, East of Mize Way, West of Calle Contento

Thomas Brothers map, edition year, page number, and coordinates: 2006 959 G-1

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):

Subdivide into 3 legal lots - residential

Related cases filed in conjunction with this request:

C2 (no # assigned yet)

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: Bio, Archaeo & Soils & Perc

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☐ No ☒ 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 WILL BE DONE AS

Estimated amount of cut = cubic yards: A PART OF THIS MAP. CONCEPTUAL

Estimated amount of fill = cubic yards: PADS ARE SHOWN AS REFERENCE

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

Import _____ Export _____ Neither _____

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

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

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

TENTATIVE PARCEL MAP NO. 35849 / CHANGE OF ZONE NO. 7692 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Nicole Schuler – Engineer/Representative: MDMG Inc. – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vista De Monte Road and southerly of Calle Contento – 6.40 Gross Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST:** The change of zone proposes to change the zoning classification from Residential Agricultural – 5 acre minimum (R-A-5) to Residential Agricultural – 2 acre minimum (R-A-2). The tentative parcel map is a Schedule H subdivision of 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres – APN: 943-140-008. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai, at 951-955-2402 or email wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/20/09.

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

APN (s) or case numbers Pm 35849 For

Company or Individual's Name Planning Department.

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

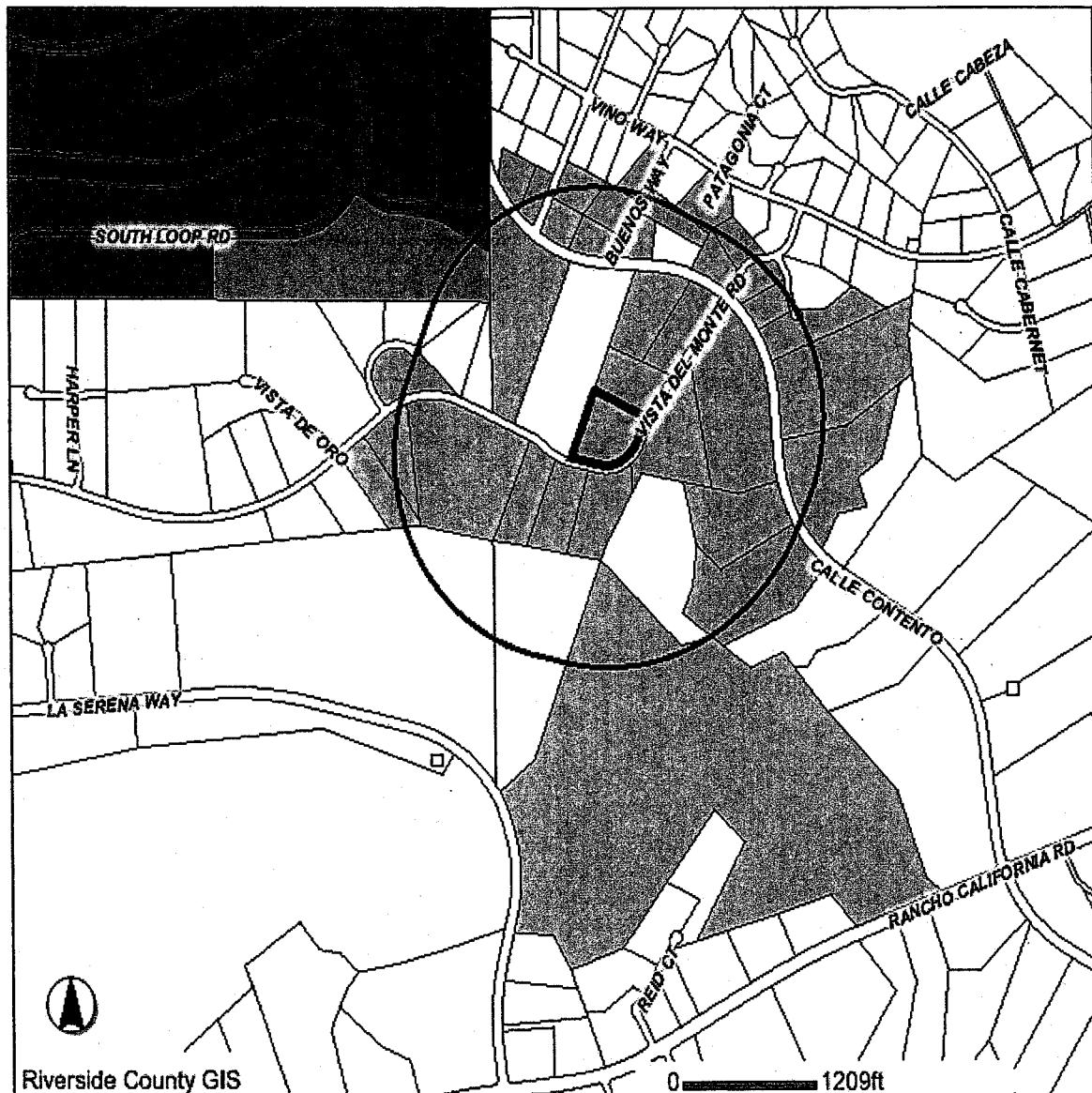
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

8/26/09 CO
Expires 2/20/10

1600 feet buffer

**Selected parcel(s):**

943-050-006	943-050-016	943-050-017	943-050-019	943-120-018	943-120-019	943-120-023
943-130-006	943-130-007	943-130-008	943-130-009	943-130-010	943-140-005	943-140-006
943-140-007	943-140-008	943-140-010	943-150-013	943-150-017	943-150-018	943-150-028
943-150-029	943-150-030	943-150-031	943-170-012	943-170-013	943-170-018	943-170-020
943-170-021	943-190-032	943-190-033	943-190-034	943-210-012	943-210-013	964-180-027

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...08/20/2009

APN: 943050006 ASMT: 943050006
JOHN M MIZE
NANCY E MIZE
32850 VISTA DEL MONTE RD
TEMECULA CA. 92591

APN: 943050016 ASMT: 943050016
JOHN P ZYCHOWICZ
SUZANNE D ZYCHOWICZ
40242 HOLDEN CIR
TEMECULA CA 92591

APN: 943050017 ASMT: 943050017
PAUL HEID
32777 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943050019 ASMT: 943050019
BARBARA J FRANZREB
KATHLEEN E FRANZREB
4 SURREY LN
RANCHO PALOS VERDES CA 90274

APN: 943120018 ASMT: 943120018
WILLIAM L OWEN
JERRI F OWEN
39701 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943120019 ASMT: 943120019
JOHN C BRODERSEN
SUSAN D BRODERSEN
39847 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943120023 ASMT: 943120023
LOUIDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 943130006 ASMT: 943130006
DARLA K BOWLEY
33075 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130007 ASMT: 943130007
VINCE BONELLO
KATHLEEN BONELLO
JOSEPH BONELLO
33087 VISTA DEL MONTE RD
TEMECULA CA. 92591

APN: 943130008 ASMT: 943130008
ANDREW ZUN
ANN I ZUN
33105 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130009 ASMT: 943130009
DAVID LEE BRADLEY
GAIL L BRADLEY
33133 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130010 ASMT: 943130010
EZRA E KLEINER
MARTHA KLEINER
216 N GLENROY AVE
LOS ANGELES CA 90049

APN: 943140005 ASMT: 943140005
GARY W SHEAGLEY
SUSHEILA A SHEAGLEY
39425 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943140006 ASMT: 943140006
EDWARD M GORMAN
JUDITH J GORMAN
39485 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943140007 ASMT: 943140007
MANUEL HUMBERTO MENCHACA
JOSEFINA RUIZ MENCHACA
40460 CHAUNCEY WAY
TEMECULA CA 92591

APN: 943140008 ASMT: 943140008
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943140010 ASMT: 943140010
MICHAEL S HADDAD
HELEN HADDAD
33001 SAGE CT
TEMECULA CA 92592

APN: 943150013 ASMT: 943150013
SABINA F RUBIO
MARIA F RUBIO
119 LITTLE QUARRY RD
GAITHERSBURG MD 20878

APN: 943150017 ASMT: 943150017
DAVID SAENZ
MARY Y SAENZ
39360 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943150018 ASMT: 943150018
CALLE CONTENTO TRUST
TRACY PETERLIN
C/O TRUST HOLDING SVC CO
P O BOX 3836
CHATSORTH CA 91313

APN: 943150028 ASMT: 943150028
NICHOLAS SAVALA
SYLVIA SAVALA
33287 VINO WAY
TEMECULA CA. 92591

APN: 943150029 ASMT: 943150029
MONICA E BALTATU
22 CEDAR TREE LN
IRVINE CA 92612

APN: 943150030 ASMT: 943150030
MICHAEL A PHILLIPS
CYNTHIA A PHILLIPS
39400 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943150031 ASMT: 943150031
ADOLFO FLORES
PATRICIA A EBERT
186 N SHATTUCK PL
ORANGE CA 92866

APN: 943170012 ASMT: 943170012
MARTIN MARTINEZ
ALICIA MARTINEZ
33434 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943170013 ASMT: 943170013
DAVID R DAUER
JACQUELINE A DAUER
28921 INDIAN VALLEY RD
RANCHO PALOS VERDES CA 90275

APN: 943170018 ASMT: 943170018
DAVID C PULSIPHER
JOANN B PULSIPHER
NO A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

APN: 943170020 ASMT: 943170020
JOSEPH D STOTT
DEANNE M STOTT
33355 VINO WAY
TEMECULA CA. 92591

APN: 943170021 ASMT: 943170021
ROSEMARIE FAULKNER
TIMOTHY W FAULKNER
C/O TIMOTHY A FAULKNER
39500 BUENOS WAY
TEMECULA CA. 92591

APN: 943190032 ASMT: 943190032
GREGORY W NASH
DIANNE M NASH
33425 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943190033 ASMT: 943190033
LINDA L KRAUS
39581 SPERRY CT
TEMECULA CA. 92591

APN: 943190034 ASMT: 943190034
DAVID M HILL
SHANA L HILL
40124 SPERRY CT
TEMECULA CA. 92591

APN: 943210012 ASMT: 943210012
CALLE CONTENTO
CALLE CONTENTO RANDALL
CALLE CONTENTO BREWER
CALLE CONTENTO COPELAND, ETAL.
222 LIDO NORD
NEWPORT BEACH CA 92663

APN: 943210013 ASMT: 943210013
MAHMOUD M YAKUT
FELICITAS M YAKUT
P O BOX 1762
TEMECULA CA 92593

APN: 964180027 ASMT: 964180027
ASHBY USA
C/O ASHBY DEV CO INC
470 E HARRISON ST
CORONA CA 92879

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

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

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

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

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

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

Applicant/Owner:
Nicole Schuler
33100 Vista Del Monte
Temecula, CA 92591

Eng-Rep:
MDMG, Inc.
41635 Entrprise Circle North, Ste. B
Temecula, CA 92590



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 11, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: ZC 7692 and TPM 35849

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, January 14, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Monday, January 11, 2010 9:28 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7692 TPM 35849

Received for publication on Jan. 14

Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, January 11, 2010 8:58 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7692 TPM 35849

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Jan. 14, 2009. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 11, 2010

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: tswenson@nctimes.com
VIA FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: ZC 7692 and TPM 35849

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, January 14, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [TSwenson@nctimes.com]
Sent: Monday, January 11, 2010 12:13 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7692 TPM 35849

Got it :)

Tammi Swenson
Classified & Legal Advertising
North County Times & The Californian
San Diego County: (760)745-6611 ext 2604
Riverside County: (951)676-4315 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, January 11, 2010 11:53 AM
To: Tammi Swenson
Subject: FW: FOR PUBLICATION: ZC 7692 TPM 35849

Hi Tammi! Have you received this?

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

From: Gil, Cecilia
Sent: Monday, January 11, 2010 9:00 AM
To: 'Tammi Swenson'
Subject: FOR PUBLICATION: ZC 7692 TPM 35849

Good Morning! Attached is a Notice of Public Hearing, for publication on Thursday, Jan. 14, 2009. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2010 at 1:30 P.M.** to consider the application submitted by Nicole Schuler – MDMG Inc. on **Change of Zone No. 7692**, which proposes to change the zone from Residential Agricultural – 5 acre minimum (R-A-5) to Residential Agricultural – 2 acre minimum (R-A-2), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 35849, Schedule H**, which proposes to subdivide 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres (“the project”). The project is located northerly of Vista De Monte Road and southerly of Calle Contento in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42091**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2402 OR EMAIL wbugtai@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 11, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7692 and Tentative Parcel Map No. 35849

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: January 26, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: January 11, 2010
Cecilia Gil

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 11, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7692 and Tentative Parcel Map No. 35849

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: January 26, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: January 11, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/20/09.

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

APN (s) or case numbers Pm 35849 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

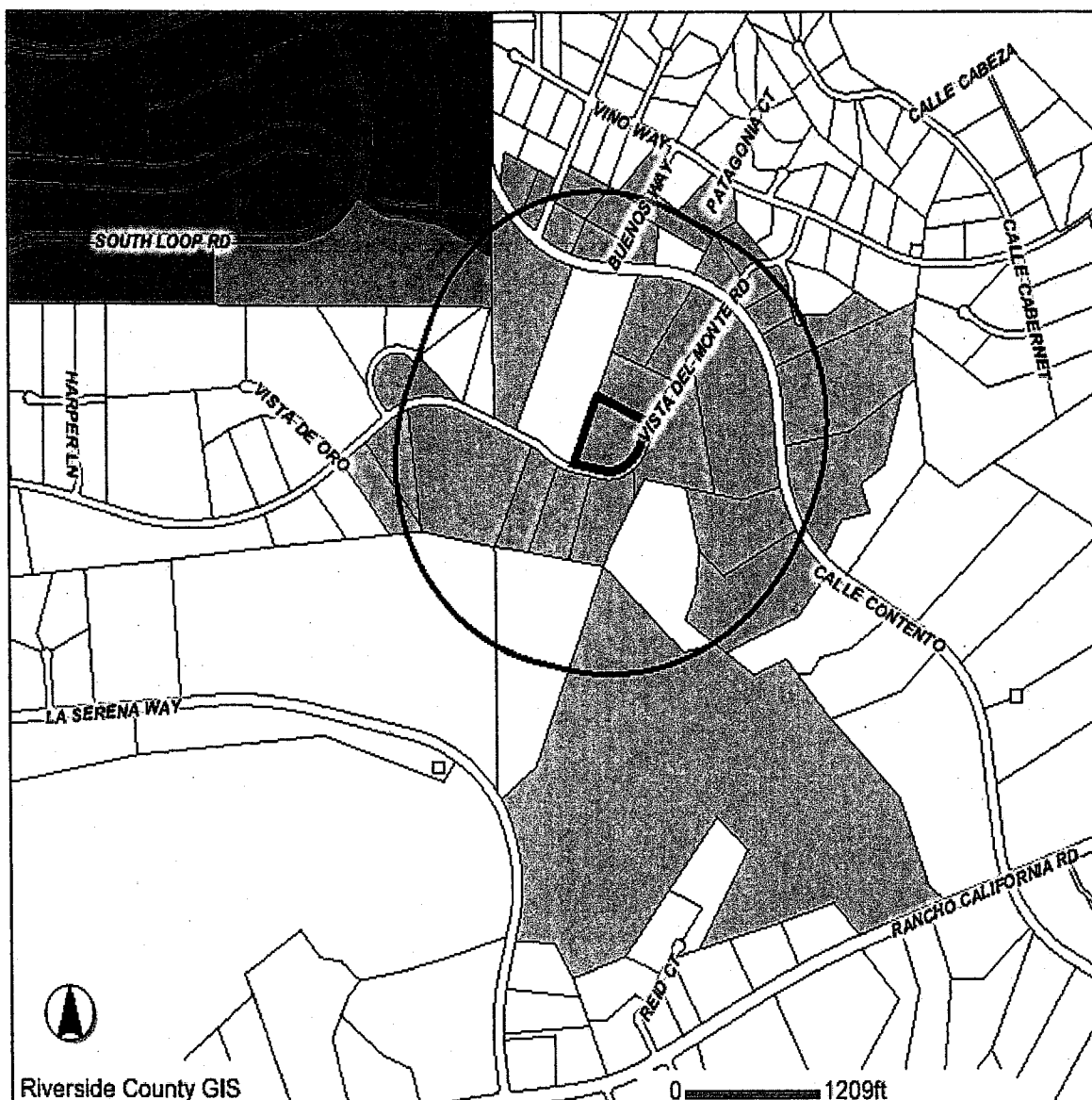
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

8/26/09 CO
EXPIRES 2/20/10

1600 feet buffer

**Selected parcel(s):**

943-050-006	943-050-016	943-050-017	943-050-019	943-120-018	943-120-019	943-120-023
943-130-006	943-130-007	943-130-008	943-130-009	943-130-010	943-140-005	943-140-006
943-140-007	943-140-008	943-140-010	943-150-013	943-150-017	943-150-018	943-150-028
943-150-029	943-150-030	943-150-031	943-170-012	943-170-013	943-170-018	943-170-020
943-170-021	943-190-032	943-190-033	943-190-034	943-210-012	943-210-013	964-180-027

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...08/20/2009



APN: 943050006 ASMT: 943050006
JOHN M MIZE
NANCY E MIZE
32850 VISTA DEL MONTE RD
TEMECULA CA. 92591

APN: 943050016 ASMT: 943050016
JOHN P ZYCHOWICZ
SUZANNE D ZYCHOWICZ
40242 HOLDEN CIR
TEMECULA CA 92591

APN: 943050017 ASMT: 943050017
PAUL HEID
32777 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943050019 ASMT: 943050019
BARBARA J FRANZREB
KATHLEEN E FRANZREB
4 SURREY LN
RANCHO PALOS VERDES CA 90274

APN: 943120018 ASMT: 943120018
WILLIAM L OWEN
JERRI F OWEN
39701 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943120019 ASMT: 943120019
JOHN C BRODERSEN
SUSAN D BRODERSEN
39847 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943120023 ASMT: 943120023
LOUIDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 943130006 ASMT: 943130006
DARLA K BOWLEY
33075 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130007 ASMT: 943130007
VINCE BONELLO
KATHLEEN BONELLO
JOSEPH BONELLO
33087 VISTA DEL MONTE RD
TEMECULA CA. 92591

APN: 943130008 ASMT: 943130008
ANDREW ZUN
ANN I ZUN
33105 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130009 ASMT: 943130009
DAVID LEE BRADLEY
GAIL L BRADLEY
33133 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943130010 ASMT: 943130010
EZRA E KLEINER
MARTHA KLEINER
216 N GLENROY AVE
LOS ANGELES CA 90049

APN: 943140005 ASMT: 943140005
GARY W SHEAGLEY
SUSHEILA A SHEAGLEY
39425 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943140006 ASMT: 943140006
EDWARD M GORMAN
JUDITH J GORMAN
39485 CALLE CONTENTO
TEMECULA CA. 92591

2076927PM 35849 (45)



APN: 943140007 ASMT: 943140007
MANUEL HUMBERTO MENCHACA
JOSEFINA RUIZ MENCHACA
40460 CHAUNCEY WAY
TEMECULA CA 92591

APN: 943140008 ASMT: 943140008
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943140010 ASMT: 943140010
MICHAEL S HADDAD
HELEN HADDAD
33001 SAGE CT
TEMECULA CA 92592

APN: 943150013 ASMT: 943150013
SABINA F RUBIO
MARIA F RUBIO
119 LITTLE QUARRY RD
GAITHERSBURG MD 20878

APN: 943150017 ASMT: 943150017
DAVID SAENZ
MARY Y SAENZ
39360 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943150018 ASMT: 943150018
CALLE CONTENTO TRUST
TRACY PETERLIN
C/O TRUST HOLDING SVC CO
P O BOX 3836
CHATSWORTH CA 91313

APN: 943150028 ASMT: 943150028
NICHOLAS SAVALA
SYLVIA SAVALA
33287 VINO WAY
TEMECULA CA. 92591

APN: 943150029 ASMT: 943150029
MONICA E BALTATU
22 CEDAR TREE LN
IRVINE CA 92612

APN: 943150030 ASMT: 943150030
MICHAEL A PHILLIPS
CYNTHIA A PHILLIPS
39400 CALLE CONTENTO
TEMECULA CA. 92591

APN: 943150031 ASMT: 943150031
ADOLFO FLORES
PATRICIA A EBERT
186 N SHATTUCK PL
ORANGE CA 92866

APN: 943170012 ASMT: 943170012
MARTIN MARTINEZ
ALICIA MARTINEZ
33434 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943170013 ASMT: 943170013
DAVID R DAUER
JACQUELINE A DAUER
28921 INDIAN VALLEY RD
RANCHO PALOS VERDES CA 90275

APN: 943170018 ASMT: 943170018
DAVID C PULSIPHER
JOANN B PULSIPHER
NO A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

APN: 943170020 ASMT: 943170020
JOSEPH D STOTT
DEANNE M STOTT
33355 VINO WAY
TEMECULA CA. 92591

APN: 943170021 ASMT: 943170021
ROSEMARIE FAULKNER
TIMOTHY W FAULKNER
C/O TIMOTHY A FAULKNER
39500 BUENOS WAY
TEMECULA CA. 92591

APN: 943190032 ASMT: 943190032
GREGORY W NASH
DIANNE M NASH
33425 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943190033 ASMT: 943190033
LINDA L KRAUS
39581 SPERRY CT
TEMECULA CA. 92591

APN: 943190034 ASMT: 943190034
DAVID M HILL
SHANA L HILL
40124 SPERRY CT
TEMECULA CA. 92591

APN: 943210012 ASMT: 943210012
CALLE CONTENTO
CALLE CONTENTO RANDALL
CALLE CONTENTO BREWER
CALLE CONTENTO COPELAND, ETAL.
222 LIDO NORD
NEWPORT BEACH CA 92663

APN: 943210013 ASMT: 943210013
MAHMOUD M YAKUT
FELICITAS M YAKUT
P O BOX 1762
TEMECULA CA 92593

APN: 964180027 ASMT: 964180027
ASHBY USA
C/O ASHBY DEV CO INC
470 E HARRISON ST
CORONA CA 92879

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

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

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

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

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

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

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

Applicant/Owner:
Nicole Schuler
33100 Vista Del Monte
Temecula, CA 92591

Eng-Rep:
MDMG, Inc.
41635 Entrprise Circle North, Ste. B
Temecula, CA 92590

⑨ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 01/14/10 - 01/14/10
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ③ BILLING DATE 01/14/10
 ④ FOR BILLING INFORMATION CALL (951) 368-9713
 ⑤ TOTAL AMOUNT DUE 219.70
 ⑥ UNAPPLIED AMOUNT
 ⑦ TERMS OF PAYMENT Due Upon Receipt
 ⑧ PAGE NO 1

⑧ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202
 REP NO LE04

Statement #: 56519454 Amount Paid \$ _____ Your Check # _____


PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑳ NET AMOUNT
01/14	4145265 C0	ZC 7692 TPM 35849 Class : 10 Ctext Ad# 10126820 Placed By : Cecilia Gil	169 L	1.30		219.70
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RECEIVED RIVERSIDE COUNTY
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Planning
 16.1 of 01/26/10
 45P = 1 hr
 ZC 7692

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT
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 (951) 368-9720 (951) 368-9713

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THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC 7692 TPM 35849

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-14-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 14, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10126820

PO #:

Agency #: _____

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE
BOARD OF SUPERVISORS OF RIVERSIDE
COUNTY ON A CHANGE OF ZONE AND A
TENTATIVE PARCEL MAP IN THE RANCHO
CALIFORNIA ZONING AREA - SOUTHWEST AREA
PLAN, THIRD SUPERVISORIAL DISTRICT AND
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 26, 2010 at 1:30 P.M. to consider the application submitted by Nicole Schuler - MDMG Inc. on Change of Zone No. 7692, which proposes to change the zone from Residential Agricultural - 5 acre minimum (R-A-5) to Residential Agricultural - 2 acre minimum (R-A-2), or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 35849, Schedule H, which proposes to subdivide 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres ("the project"). The project is located northerly of Vista De Monte Road and southerly of Calle Contento in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42091.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2402 OR EMAIL wbugtal@rcflma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2010

Kecia Harper-Ihem

Clerk of the Board

By: Cecilia Gil, Board Assistant

1/14

NORTH COUNTY TIMES

207 E. Pennsylvania Ave, Escondido, CA 92025
LEGAL INVOICE

AD NUMBER	BILLING DATE	NET DUE
245162	01/14/10	276.08
START DATE	STOP DATE	SALESPERSON
01/14/10	01/14/10	06
BILL TO	PURCHASE ORDER	
RIVERSIDE CO. BOARD OF SUPER	CZ 7692	

PUBLICATION	CLASSIFICATION	AD DESCRIPTION	RATE	LINES	TIMES	NET AMOUNT
9 THE CALIFORNIAN 23 INTERNET TOTAL AD CHARGE	16000	NOTICE OF PUBLIC HEARING BE	L3 L3	132	1 1	276.08
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Planning
16.1 ef 01/26/10
ZC 7692

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ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147

REMIT TO:

NORTH COUNTY TIMES
P.O. BOX 54358
LOS ANGELES, CA 90054-0358

|||||

2020000002245162000000000000000027658000000276088

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

THE CALIFORNIAN

An Edition of the North County Times

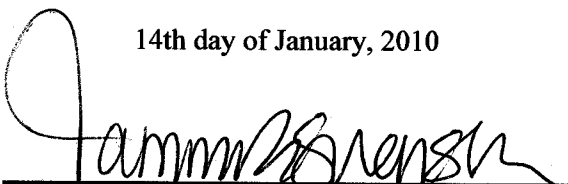
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

January 14 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

14th day of January, 2010



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY BOARD OF SUPERVISORS RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2010 at 1:30 P.M.** to consider the application submitted by Nicole Schuler - MDMG Inc. on **Change of Zone No. 7692**, which proposes to change the zone from Residential Agricultural - 5 acre minimum (R-A-5) to Residential Agricultural - 2 acre minimum (R-A-2), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 35849, Schedule H**, which proposes to subdivide 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres ("the project"). The project is located northerly of Vista De Monte Road and southerly of Calle Contento in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42091**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2402 OR EMAIL wbugtai@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 11, 2010

Kecia Harper-Ihem

Clerk of the Board

By: Cecilia Gil, Board Assistant

PUB: January 14, 2010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 26, 2010 at 1:30 P.M.** to consider the application submitted by Nicole Schuler – MDMG Inc. on **Change of Zone No. 7692**, which proposes to change the zone from Residential Agricultural – 5 acre minimum (R-A-5) to Residential Agricultural – 2 acre minimum (R-A-2), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 35849, Schedule H**, which proposes to subdivide 6.4 gross acres into three (3) residential parcels with a minimum size of two (2) acres ("the project"). The project is located northerly of Vista De Monte Road and southerly of Calle Contento in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

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Dated: January 11, 2010

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board Assistant

16.1 ef 01-26-10

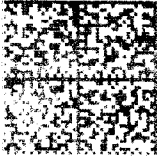


PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lamon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

2010 JAN 19 PM 2:34

FIRST CLASS



UNITED STATES POSTAGE
\$00.44
MAILED FROM ZIP CODE 92514

APN: 943130006 ASN
DARLA K BOWLEY
33075 VISTA DEL MC
TEMECULA CA. 9256

NIXIE 923 DE 1 06 01/19/10
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
BC: 92502114747 *1977-03034-12-42

9250201147

Juarez, Raymond

From: Bugtai, Wendell
Sent: Monday, December 21, 2009 9:57 AM
To: Bowie, Desiree
Cc: Goldman, Ron; Ross, Larry; Shenghur, Halimah; Juarez, Raymond
Subject: FW: SCHULER PM 35849

Importance: High

Desiree,

Per Ron's request, please process PM 35849 with the remaining \$1,200. The applicant will not be paying anymore to this case and we will need to watch our time billed.

Thanks!

Regards,

Wendell Bugtai
Urban Regional Planner III
County of Riverside, TLMA
4080 Lemon Street, 9th Floor
Riverside, CA 92502
wbugtai@rctlma.org
Phone: (951) 955-2419
Fax : (951) 955-1817

From: Shenghur, Halimah
Sent: Monday, December 21, 2009 8:53 AM
To: 'James R. Bach'; Bugtai, Wendell; Larry Markham
Cc: Sherrie Munroe; nschuler59@netzero.net; Goldman, Ron
Subject: RE: SCHULER PM 35849

Wendell,

Per a meeting with Larry and Ron, the applicant is only paying the \$2,000. The applicant paid these fees on 12/17/09. Please look at the notices in LMS under this project. Please sent out for BOS immediately. If you have any questions please see me. Thanks

From: James R. Bach [mailto:jrb@markhamdmg.com]
Sent: Monday, December 21, 2009 8:25 AM
To: Bugtai, Wendell; Larry Markham
Cc: Sherrie Munroe; nschuler59@netzero.net; Shenghur, Halimah
Subject: RE: SCHULER PM 35849

Thanks Wendell.

Have a Great CHRISTMAS!

James R. Bach

Project Manager

MDMG inc.

Markham Development Management Group

41635 Enterprise Circle N.

Temecula, CA 92590

951.296.3466 x221

jrb@markhamdmg.com

From: Bugtai, Wendell [<mailto:wbugtai@rctlma.org>]

Sent: Monday, December 21, 2009 8:18 AM

To: James R. Bach; Larry Markham

Cc: Sherrie Munroe; nschuler59@netzero.net; Shenghur, Halimah

Subject: RE: SCHULER PM 35849

Larry/James,

Sorry for the inconvenience, I was out of the office last week and forgot to put my "out of office assistant" on. I will discuss with Halimah when she gets in. I was not aware of these agreements and will need to clarify. Once it is clarified, I will send out for BOS immediately.

Kind Regards,

Wendell Bugtai

Urban Regional Planner III

County of Riverside, TLMA

4080 Lemon Street, 9th Floor

Riverside, CA 92502

wbugtai@rctlma.org

Phone: (951) 955-2419

Fax : (951) 955-1817

From: James R. Bach [<mailto:jrb@markhamdmg.com>]

Sent: Wednesday, December 16, 2009 9:09 AM

To: Larry Markham; Bugtai, Wendell

Cc: Sherrie Munroe; nschuler59@netzero.net

Subject: RE: SCHULER PM 35849

We need to close that loop then. The case had to be reassessed down to the \$1500 to accept the deposit and was going to be assessed the balance. Obviously your agreement with Goldman didn't make it down the ladder.

James R. Bach

Project Manager

MDMG inc.

Markham Development Management Group

41635 Enterprise Circle N.

Temecula, CA 92590

951.296.3466 x221

jrb@markhamdmg.com

From: Larry Markham
Sent: Wednesday, December 16, 2009 9:06 AM
To: James R. Bach; 'Bugtai, Wendell'
Cc: Sherrie Munroe; 'nschuler59@netzero.net'
Subject: RE: SCHULER PM 35849

THAT WAS WHAT WAS AGREED TO WITH GOLDMAN, WHEN WE MET

LRM

From: James R. Bach
Sent: Wednesday, December 16, 2009 8:25 AM
To: Larry Markham; 'Bugtai, Wendell'
Cc: Sherrie Munroe; 'nschuler59@netzero.net'
Subject: RE: SCHULER PM 35849

If you're speaking of the \$1,500 hand written check it only covered a portion of what the case is assessed for.

James R. Bach

Project Manager

MDMG inc.

Markham Development Management Group
41635 Enterprise Circle N.
Temecula, CA 92590
951.296.3466 x221
jrb@markhamdmg.com

From: Larry Markham
Sent: Tuesday, December 15, 2009 6:34 PM
To: 'Bugtai, Wendell'
Cc: James R. Bach; Sherrie Munroe; 'nschuler59@netzero.net'
Subject: SCHULER PM 35849

WE PAID THE NEEDED DEPOSIT YESTERDAY

WHEN CAN WE EXPECT THE PM/CZ TO BE SENT TO BOARD CLERK FOR SCHEDULING

LRM

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590-5614

Phone #: 909 322 8482

Date: 1.26.10 **Agenda #:** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

☒ **Support** ☐ **Oppose** ☐ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD