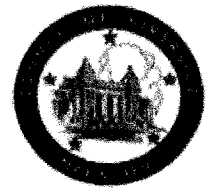


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

1138



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 28, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

6/14/11 mg

Tina Grande

Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Conrad Castro – Engineer/Representative: Megaland Engineers – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco – 20.06 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone is proposing to change the zoning classification of the subject site from Rural Residential (R-R) to Residential Agriculture - 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule "H" subdivision of 20.06 acres into three residential parcels ranging in size from 5.05 to 8.6 acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41444**, 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. 7542**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: July 12, 2011
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 34218**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 7542, Tentative Parcel Map No. 34218

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Conrad Castro

Project Applicant

120 Neptune Place, Escondido, CA 92026

Address

The project site is located in the Community of Santa Rosa in the Southwest Area Plan. More specifically, the site is located easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco.

Project Location

Change of Zone No. 7542 is proposing to change the zoning classification for the subject site from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 34218 is a schedule H subdivision of 20.06 acres into three residential parcels ranging from 5.0 to 8.6 acres.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

- he project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00)
 3. Mitigation measures WERE made a condition of the approval of the project.
 4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
 5. A statement of Overriding Considerations WAS NOT adopted for the project.

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


Signature

Board Assistant
Title

AUG 16 2011
Date

Date Received for Filing and Posting at OPR: _____

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

AUG 16 2011 2.12
7/12/11 10.1

Please charge deposit fee case#: ZEA41444 ZCFG04806

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Carolyn Syms Luna · Planning Director

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

FROM: Riverside County Planning Department
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SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7542, Tentative Parcel Map No. 34218

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

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

Conrad Castro
Project Applicant

120 Neptune Place, Escondido, CA 92026
Address

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Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

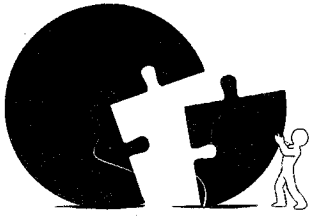
Date

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA41444 ZCFG04806

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 34218 and Change of Zone No. 7542

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: Matt Striate Title: Project Planner Date: March 14, 2011

Applicant/Project Sponsor: Conrad Castro Date Submitted: June 27, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM34218\PC Hearing\PM34218 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41444 ZCFG04806

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1013107

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: CASTRO CONRAD \$2,044.00
paid by: CK 1071
paid towards: CFG04806 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41444
at parcel #:
appl type: CFG3

By _____ Dec 08, 2010 08:23
MGARDNER posting date Dec 08, 2010

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0710378

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
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(760) 863-8277

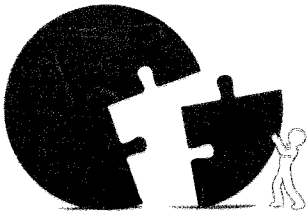
Received from: CASTRO CONRAD \$64.00
paid by: CK 7053
paid towards: CFG04806 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41444
at parcel #:
appl type: CFG3

By _____ Jun 27, 2007 11:40
VDOMINGU posting date Jun 27, 2007

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



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Carolyn Syms Luna
Director

1138

07.12.2011

DATE: May 3, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (1st Dist) Press Enterprise
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)
 - Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

OK
KJ
6/20/2011

Need Director's signature by 5/11/11
Please schedule on the July 12, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4806)

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

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

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

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION
MINUTE ORDER APRIL 6, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.1: CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Conrad Castro – Engineer/Representative: Megaland Engineers – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco – 20.06 Gross Acres – Zoning: Rural Residential (R-R) (Quasi-judicial)

PROJECT DESCRIPTION

The Change of Zone is proposing to change the zoning classification of the subject site from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule "H" subdivision of 20.06 acres into three residential parcels ranging in size from 5.05 to 8.6 acres.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite at 951-955-8631 or e-mail mstraite@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in opposition of the subject proposal.

There were no speakers in neutral position of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41444**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CHANGE OF ZONE NO. 7542, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 34218, 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 Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: April 6, 2011

CHANGE OF ZONE NO. 7542
TENTATIVE PARCEL MAP NO. 34218
Environmental Assessment No.: 41444
Applicant: Conrad Castro
Engineer/Representative: Megaland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone is proposing to change the zoning classification of the subject property from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5).

The Tentative Parcel Map is a schedule H subdivision of 20.06 acres into three residential parcels ranging in size from 5.0 to 8.6 acres.

The project site is located easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande, and southerly of Via Blanco.

BACKGROUND:

The project features significant drainage areas. Both the County Flood Control District and the Environmental Programs Division (EPD) have conditioned a 60 foot buffer to assure all structures are kept out of the drainage areas. EPD has also conditioned permanent fencing along the 60 foot (30 per side) drainage feature.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and Santa Rosa Plateau/De Luz Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, east, south, and west
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Residential Agricultural – 5 Acre Minimum (R-A-5)
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, east and west, and Residential Agricultural – 5 Acre Minimum (R-1-5) to the south.
6. Existing Land Use (Ex. #1): Vacant land
7. Surrounding Land Use (Ex. #1): Large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west.
8. Project Data:
Total Acreage: 20.06
Total Proposed Parcels: 3
Proposed Min. Parcel Size: 5 Acres
Schedule: "H"
9. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41444**, 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. 7542**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34218**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural- 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated as Rural: Rural Mountainous (R: RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to the north, east, south and west.
3. The Rural Mountainous Land Use Designation allows single family residential uses. The future development of single family residences on each of the proposed parcels will be consistent with the allowed uses.

The project site is within the boundaries of the Santa Rosa Plateau/De Luz Policy Area of the Southwest Area Plan. General Plan Policy SWAP 5.1 states "Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.

The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

4. The existing zoning for the subject site is Rural Residential (R-R).
5. The project proposes to change the zoning classification from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed subdivision of 20.06 into three (3) residential parcels with a minimum lot size of five (5) acres is a permitted use, subject to approval of a tentative parcel map, in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
7. The proposed subdivision is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east and west, and Residential Agricultural – 5 Acre Minimum (R-1-5) to the south.
9. Similar subdivisions have been recorded and are developed in the project vicinity.
10. This project is located within Criteria Cell No. 7216 of the Western Riverside County Multiple Species Habitat Conservation Plan. A Habitat Acquisition and Negotiation Strategy (HANS) application was processed and it was determined that no conservation is required.
11. Environmental Assessment No. 41444 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality
 - d. Geology / Soils
 - e. Utilities and Service Systems

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Airport Influence Area/Zone;
 - c. A Redevelopment Area;
 - d. The boundaries of a Specific Plan;
 - e. A mapped area of potential for liquefaction or susceptibility to subsidence;
 - f. A Community Service Area (CSA);
 - g. A 100-year flood plain, an area drainage plan, or dam inundation are; or,
 - h. The Stephens Kangaroo Rat Fee Area.

3. The project site is located within:
 - a. The boundaries of the Murrieta Valley Unified School District;
 - b. WRCMSHCP Criteria Cell Nos. 7045 and 7142;
 - c. The Santa Rosa Plateau Policy Area;
 - d. County Ordinance No. 655 Zone B (24.76 miles); and,
 - e. A High Fire Area and State Responsibility Area.

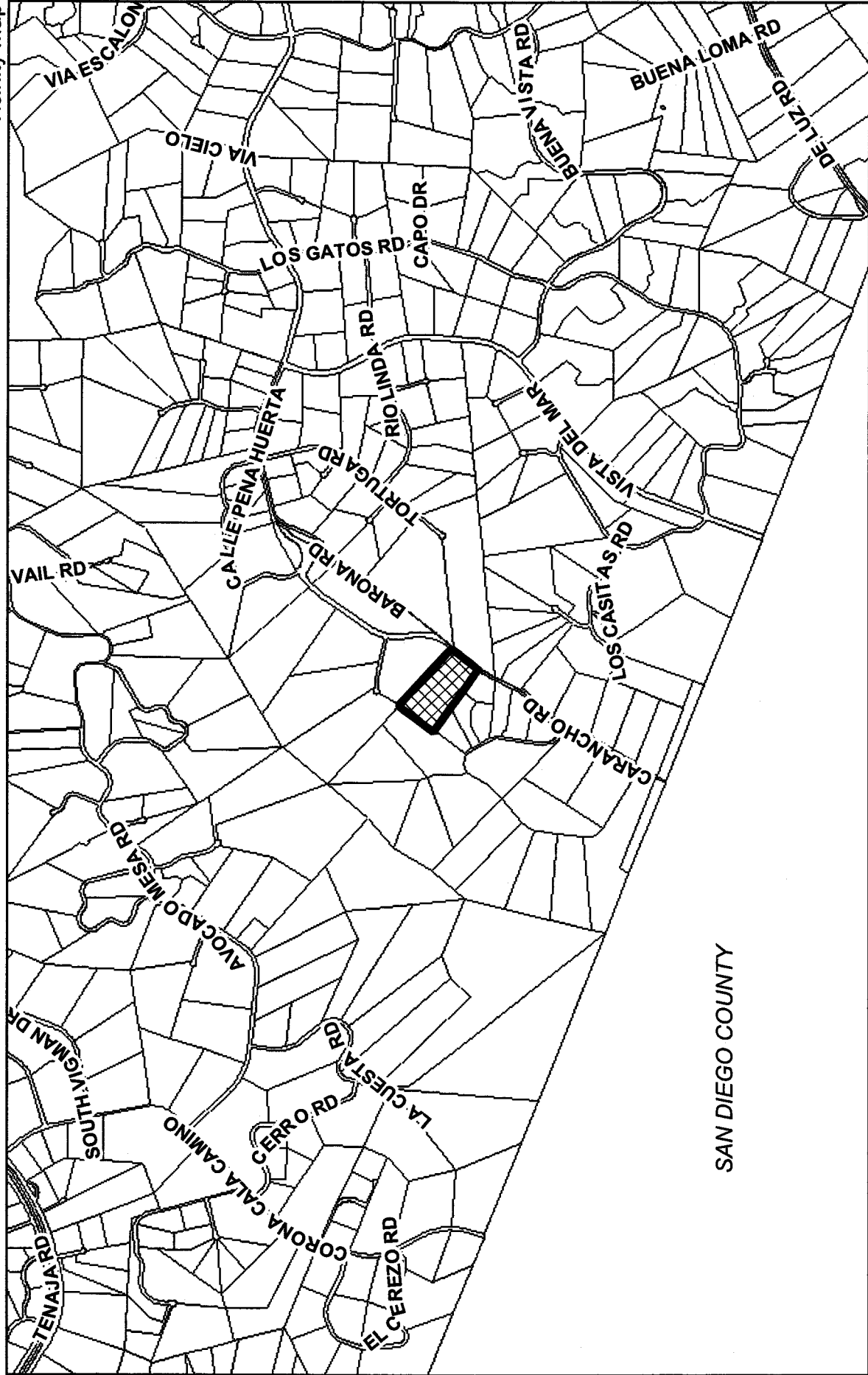
4. The subject site is currently designated as Assessor's Parcel Number 932-090-016.

MS:
Y:\Planning Case Files-Riverside office\PM34218\PC Hearing\PM34218 Staff Report redline-strikeout.docx
Date Prepared: 12/26/08
Date Revised: 03/14/11

Supervisor: Buster
District 1
Date Drawn: 9/08/08

CZ07542 PM34218 VICINITY MAP

Planner: Ryan Fowler
Date: 11/05/08
Vicinity Map



Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 16 & 17

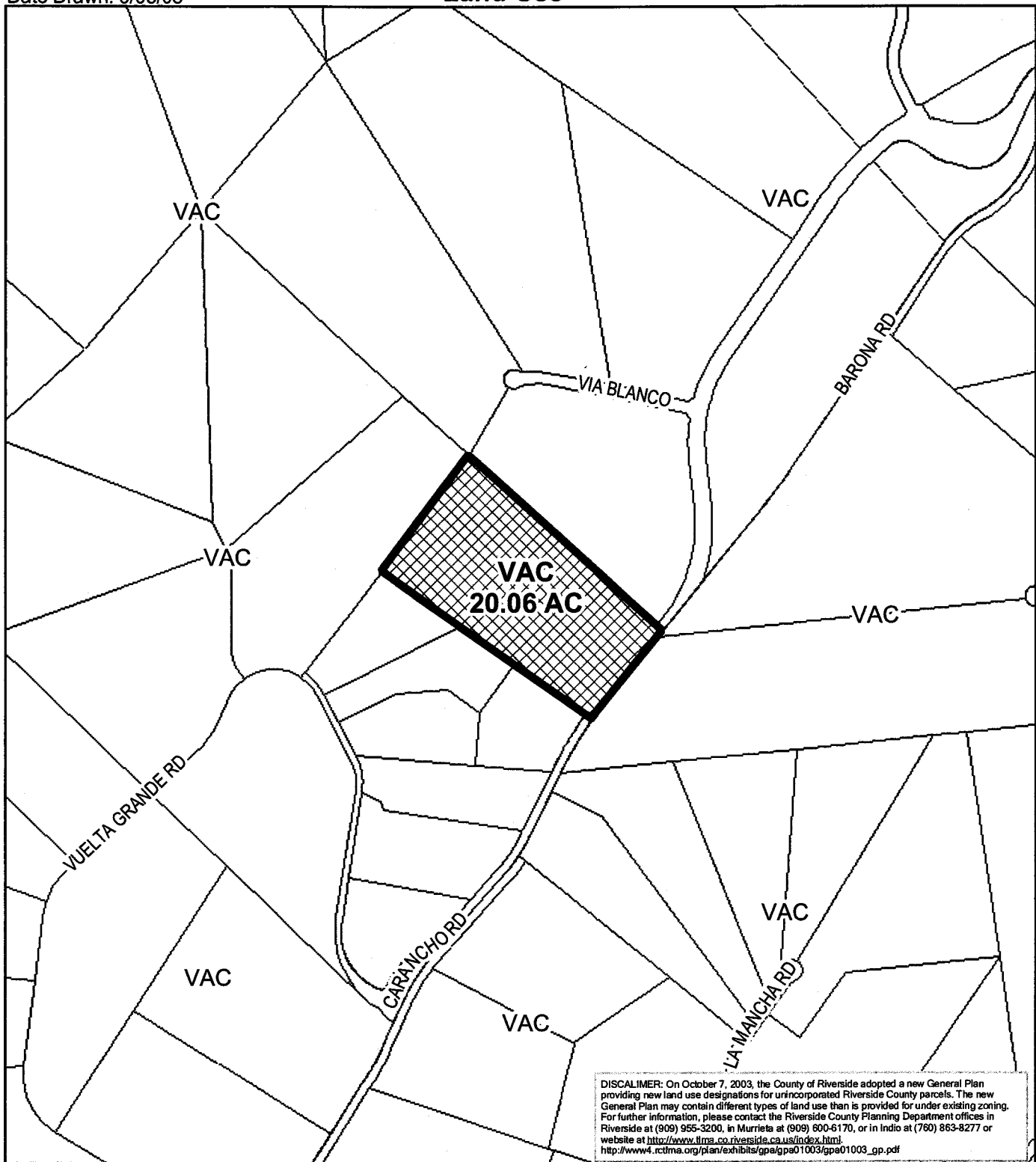
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 932-09
Thomas
Bros. Pg. 976 H3



CZ07542 PM34218

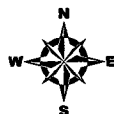
Land Use



Zone
Area: Rancho California
Township/Range: T8SR4W
Section: 16 & 17

RIVERSIDE COUNTY PLANNING DEPARTMENT

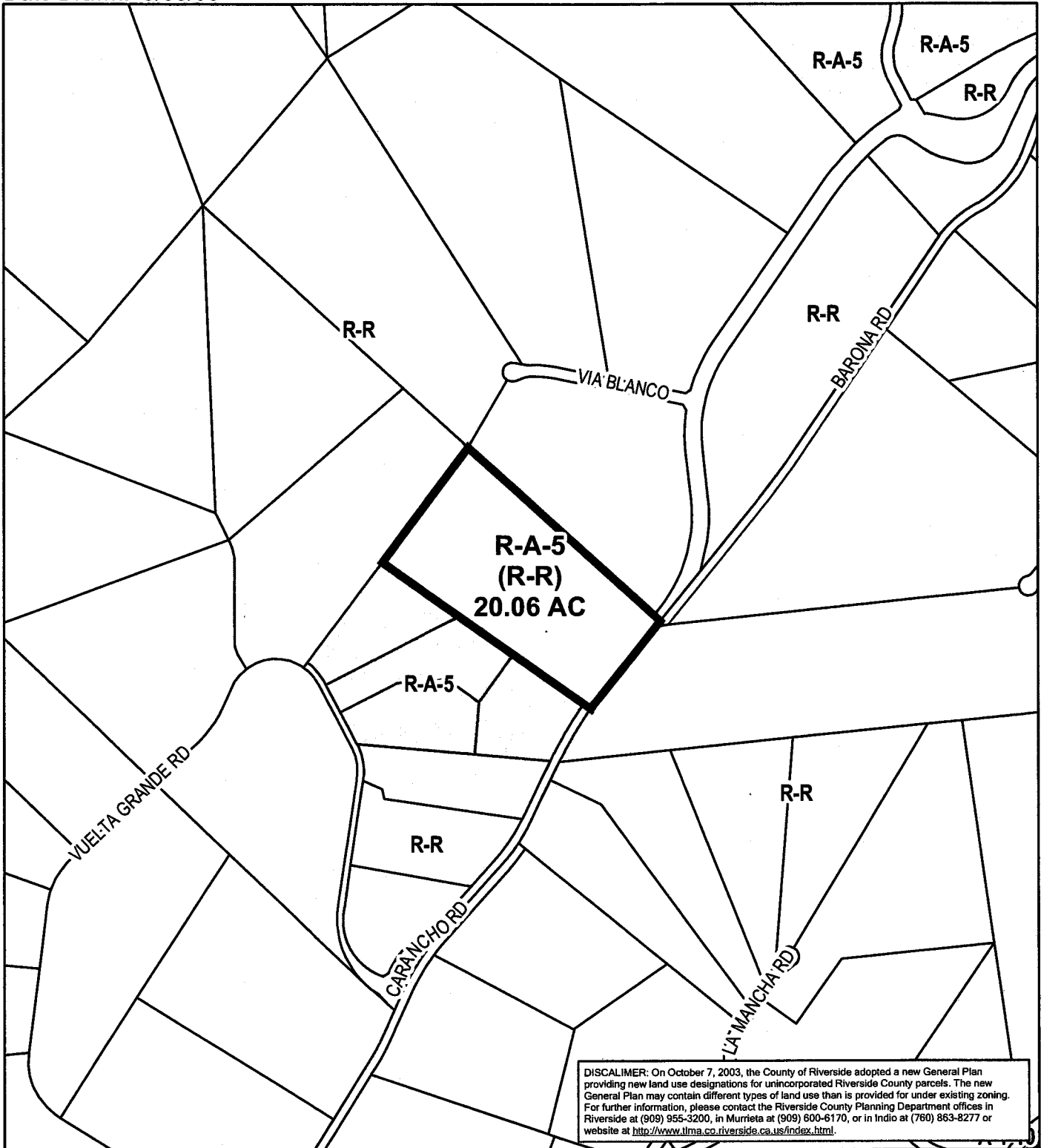
Assessors
Bk. Pg. 932-09
Thomas
Bros. Pg. 976 H3



Supervisor Buster
District 1
Date Drawn: 9/08/08

CZ07542 PM34218
PROPOSED ZONING

Planner: Ryan Fowler
Date: 11/05/08
Exhibit 3



DISCALIMER: 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T8SR4W
Section: 16 & 17



Assessors
Bk. Pg. 932-09
Thomas
Bros. Pg. 976 H3

Supervisor Buster
District 1
Date Drawn: 9/08/08

CZ07542 PM34218
Existing General Plan

Planner: Ryan Fowler
Date: 9/08/08
Exhibit 5



Zone
Area: Rancho California
Township/Range: T8SR4W
Section : 16 & 17

RIVERSIDE COUNTY PLANNING DEPARTMENT



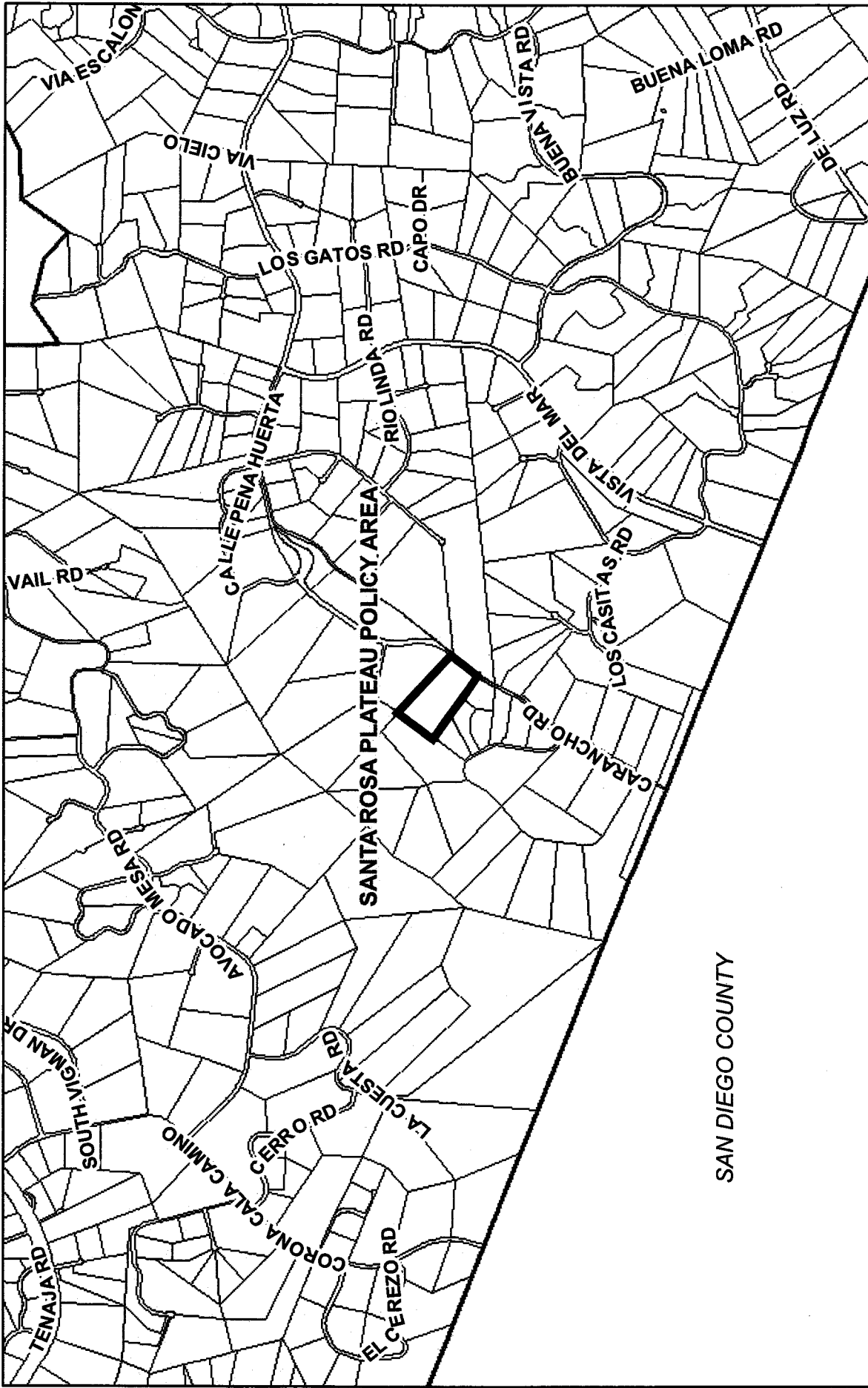
Assessors
Bk.Pg. 932-09
Thomas
Bros. Pg. 976 H3

Supervisor Buster
District 1
Date Drawn: 9/08/08

CZ07542 PM34218

POLICY AREAS

Planner: Ryan Fowler
Date: 11/05/08
Exhibit 8



Zone: Rancho California
Area: Township/Range: T8SR4W
Section: 16 & 17

RIVERSIDE COUNTY PLANNING DEPARTMENT

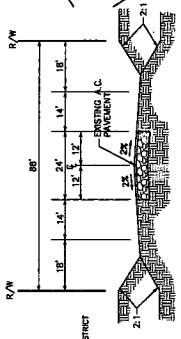
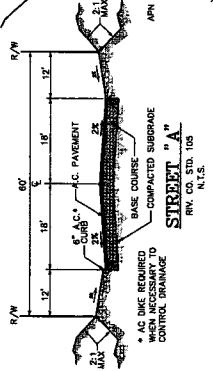
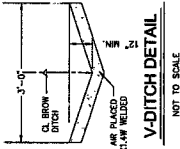
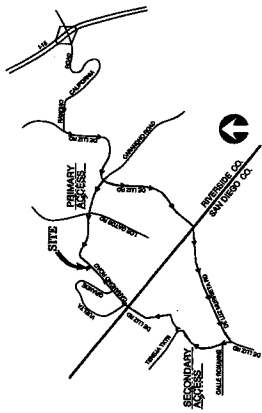
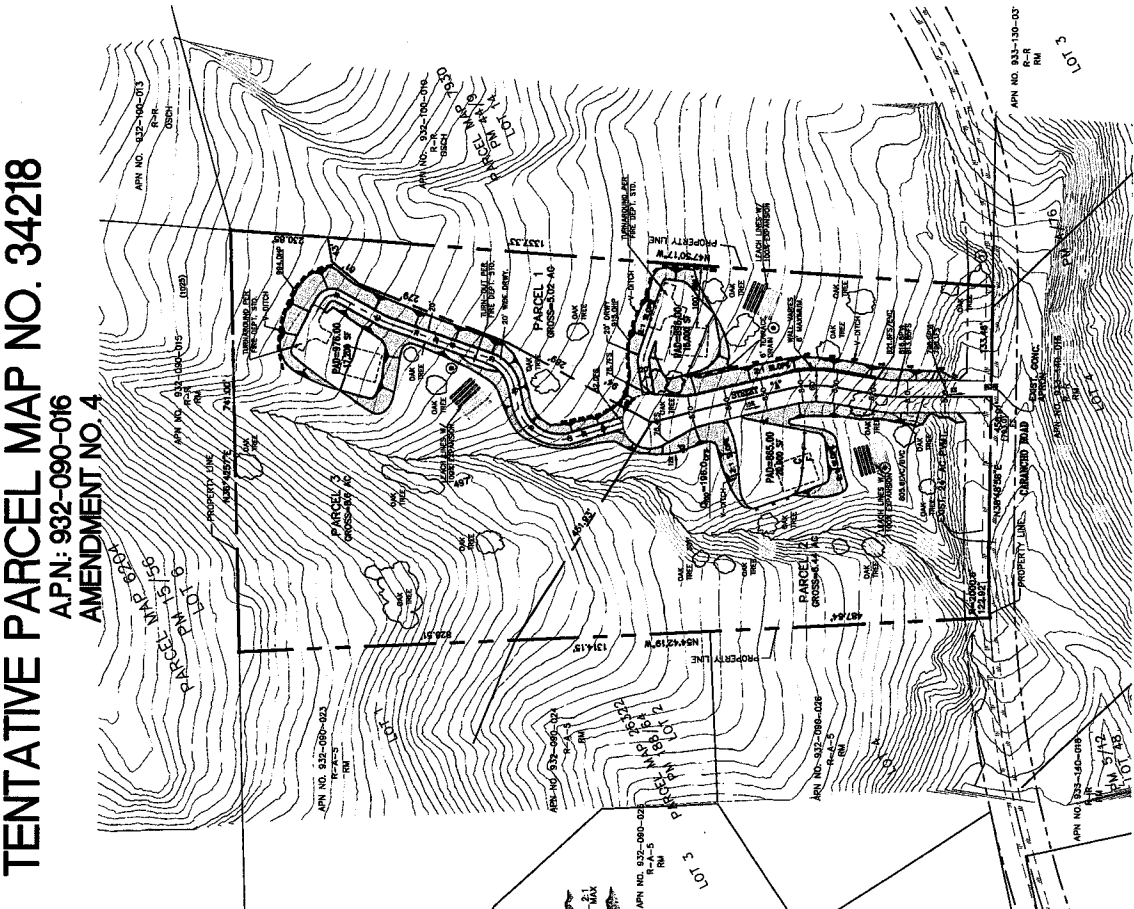
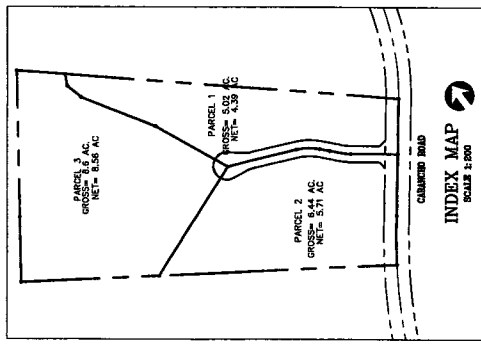
Assessors
Bk. Pg. 932-09
Thomas
Bros. Pg. 976 H3



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

TENTATIVE PARCEL MAP NO. 34218

APN: 932-090-016
AMENDMENT NO. 4



OWNER/APPLICANT:
CONRAD CASTRO
10000 S. 10TH ST.
ESCONDIDO, CA 92029
TEL: (760) 799-1998
FAX: (760) 799-1996

SITE ADDRESS:
CARANCHO ROAD
TERRELLA, CALIFORNIA

REPRESENTATIVE/ENGINEER:
MR. ART MANUAL, R.E.E.
MCKAY ENGINEERING & ASSOCIATES
10000 S. 10TH ST., STE. 200
TERRELLA, CA 92580
TEL: (951) 891-3004
FAX: (951) 891-3004

SOURCE OF TOPOGRAPHY:
RANCHO CALIFORNIA WATER DISTRICT

AREA:
TOTAL ACRES
19.67 ACRES NET

ASSESSORS' PARCELS:
932-090-016

TOWNSHIP GUIDE:
SAN BERNARDINO COUNTY, RIVERSIDE COUNTY, YEAR 2008
PAGE 978 CORNER W-3

LEGAL DESCRIPTION:
PARCEL 7 OF PM 018/08 PM 0204
TERRELLA SEC 17
T8S04N R3E17E

DATE PREPARED:
MAY 2005

UTILITY PURVISORS & SCHOOL DISTRICT:
WATER: WESTON MUNICIPAL WATER DISTRICT
SEWER: WESTON SEWAGE TREATMENT PLANT
ELECTRIC: SCL CAL Edison
TELEPHONE: VERIZON
CABLE: CABLE COMCAST
SCHOOL DISTRICT: MURCHISON VALLEY UNITED SCHOOL DISTRICT

ZONING/USE:
R-1 (RURAL MOUNTAINOUS)
R-1A-5
RESIDENTIAL
H

EXISTING ZONING:
R-1A-5

PROPOSED ZONING:
R-1A-5

PROPOSED LAND USE:
RESIDENTIAL
H

PROPOSED SCHEDULE:
H

NOTES:

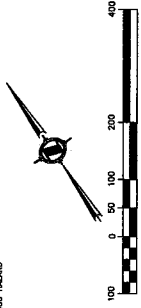
- THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
- THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARDS
- THIS LAND IS NOT INCLUDED IN THE FIRM FLOODING MAP OF RIVERSIDE COUNTY, CA
- ALL DRAWINGS SHALL BE ON 11" X 17" SHEETS
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR RECONSTRUCTED DRIVE AND SHALL BE A MINIMUM OF 12" IN WIDTH
- THE PROPERTY IS NOT BOUND BY A SPECIFIC PLAT AREA
- THE PROPERTY IS NOT BOUND BY A COMMUNITY SERVICE DISTRICT
- THESE ARE THE ONLY DIMENSIONS ON THE PROPERTY WITHIN 200 FEET OF THE PROPERTY BOUNDARY
- THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD

BASEMENT NOTES:

- ROAD DISTANCE PER INSTRUMENT 138103 DATED 6/25/71.

LEGEND:

- CENTERLINE
- PROPERTY LINE
- EXISTING CONTOUR
- (-1200)- PROPOSED LEACH AREA
- PROPOSED LEACH AREA
- PROPOSED 100% EXPANSION AREA
- REPLICATION TEST LOCATION
- FIRE TURN AROUND



EARTHWORK QUANTITIES:
CUT VOL. 22800 C.Y.
FILL VOL. 22800 C.Y.
IMPORT: 0 C.Y.

Mapland Engineers & Associates
Civil Engineers • Planners • Surveyors • Architects
2841 MacDonough Blvd., Ste. 200 • Temecula, CA 92590
Phone: (951) 695-4624 • Fax: (951) 695-5064

DATE:	REVISIONS:	SHEET NO.
		1
		OF 1

TENTATIVE
PARCEL MAP NO. 34218
FOR
CONRAD CASTRO
A.P.N.: 932-090-016

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41444
Project Case Type (s) and Number(s): Change of Zone No. 7542, Tentative Parcel Map No. 34218
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Conrad Castro
Applicant's Address: 120 Neptune Place, Escondido, CA 92026
Engineer's Name: Megaland Engineering
Engineer's Address: 28441 Rancho California Road Suite 205, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7542 proposes to change the existing zoning classification from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 34218 proposes a Schedule H subdivision of 20.07 acres into three (4) single family residential parcels with a minimum parcel size of five (5) acres.

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

C. Total Project Area: 20.06

Residential Acres: 20.06	Lots: 3	Units: 3	Projected No. of Residents: 9
Commercial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: N/A			

D. Assessor's Parcel No(s): 930-090-016

E. Street References: The project site is located easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 16 and 17, Township 8 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Santa Rosa Plateau/De Luz area. This area has historically supported agricultural cultivation, and has been recently transitioning to estate residential uses. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. The project site is primarily vacant. Large lot residential homes, orchards and vacant land surround the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The site's General Plan land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project proposes to create three (3) parcels, with a five (5) acre minimum lot size which is consistent with the Rural: Rural Mountainous (R:RM) land use designation using the Santa Rosa/De Luz General Plan Policy which permits 5 acre lots if maximum slope and septic conditions that are detailed in the policy are met. This project satisfies these conditions. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Nos. 7216. No conservation is required. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create three (3) residential lots, and the impact to noise levels would not be significant. Also, the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes the creation of three (3) residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the 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

C. Foundation Component(s): Rural (R)

D. Land Use Designation(s): Rural Mountainous (RM) (10 Acre Minimum)

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

F. Policy Area(s), if any: Santa Rosa Plateau/ De Luz Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the north, east, south, and west

- 2. **Foundation Component(s):** Rural (R) to the north, east, south, and west
- 3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west
- 4. **Overlay(s) and Policy Area(s):** Santa Rosa Plateau/De Luz Policy Area to the north, east, south, and west

G. 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

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

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

J. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, east and west, and Residential Agricultural – 5 Acre Minimum (R-1-5) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

Matt Straite, Project Planner

Printed Name

February 24, 2011

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated as a State Eligible Scenic Highway. The project site, however, is not visible from Interstate 15, and will not have an impact on Scenic Highways.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. These concerns include impacts to oak trees and streams. The project proposes grading or ground-disturbing activities to support three (3) building pads, driveways, and septic systems. The visual impacts of grading will not be significant on this site due to the limited scope of the grading. The project proposes to preserve the existing oak trees. The large watercourse at the westerly and southerly boundaries of the site will also be avoided (Condition of Approval 10.Flood Ri.1). Aesthetic impacts from this project will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

a) The project site is located approximately 24.76 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Low-pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shield is required (Conditions of Approval 50.PLANNING.21). These requirements are considered standard conditions of approval; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of three (3) additional single-family residential lots with a minimum size of five (5) acres. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	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 zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not located on land designated as Unique, Prime, or state wide importance farmland as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will not convert any land with these designations.
- b) The zoning on the project site was Rural residential which permits limited farming. The site was not previously used for agriculture, nor are there any previous Williamson Act contracts on the site. The site is not within an Agriculture Preserve.
- c) There are no agriculturally zoned properties within 300 feet of the site, therefore, the right to farm provisions do not apply to the site and there will be no impacts.
- d) The site is not currently used for agriculture, and while avocado farming is popular in the area, there are no farms near the site. Therefore, the project will not impact farming in any way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The project site has been used for avocado farming. The site contains some riparian areas, and some oak tree woodland area; however, none of these are considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a. Conflict with or obstruct implementation of the applicable air quality plan?

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f. Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, CARB web site, and AQMD web site

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

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

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.Bs Grade. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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 homes, which are considered sensitive receptors; 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. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a three parcel subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
conservation plan?				
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection; Oak Tree Study by Vincent Scheidt dated 4/27/09

Findings of Fact:

a) The proposed project is located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A natural watercourse meanders in and out of the project site along the western boundary. No conservation was required as part of Habitat Acquisition and Negotiation Strategy case number 1120. Therefore, there are no impacts.

b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, the watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. Prior to recordation, a 30 foot buffer centered on the existing stream must be deed restricted, mapped on the ECS sheet, and comply with full Urban Wildlife Interface Guidelines (Conditions of Approval 50.EPD.1, 50.EPD.2 and 10.EPD.1 respectively). The watercourse shall be delineated and labeled on an Environmental Constraint Sheet (ECS) which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accompanies the final map. Additionally, the Flood Control department has required the watercourse to have an even larger delineation on the ECS sheet of 60 feet stating "the watercourses must be kept free of all buildings and obstructions" (Condition of Approval 50.Flood Ri.1). Additional mitigation includes a requirement to show the 30 foot biological stream setback and 100 foot fuel modification on the grading plan, biological monitoring of the site during grading activities, temporary fencing during grading, and permanent fencing along the 30 foot setback intended to keep people out of the stream area (Conditions of Approval 60.EPD.1, 60.EPD.2, 60.EPD.5 and 80.EPD.1 respectively). Therefore, the impact is considered less than significant after mitigation.

c) The project has been required to avoid the stream area which traverses the site (refer to Finding of Fact 6b). The avoidance of said conservation area will reduce impacts, either directly or through habitat modifications, on those species identified as 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. The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. Therefore, the natural watercourse must be avoided. Impacts are expected to be less than significant after mitigation.

d) With avoidance of the stream area, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated after mitigation.

e and f) The Environmental Programs Department identified the natural watercourse as a possible candidate for federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). However, the watercourse will be avoided by the host of mitigation previously mentioned. In an abundance of caution, given that the stream may qualify as a blue line stream, additional mitigation has been added requiring clearance from State (California Department of Fish and Game; see Condition of Approval 60.Planning.16) and Federal agencies (Army Core of Engineers; see Condition of Approval 60.Planning.18) for any possible grading that may occur along the banks of the stream. With mitigation, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

g) Oak trees are located on site and labeled on the Tentative Map. These oak trees will be protected through a conservation easement prior to map recordation. The land divider shall dedicate to a private or public land conservancy the conservation easement to reduce and mitigate impacts to oak trees and all other existing biological resources (Condition of Approval 60.Planning.4). Additionally, no construction activities or placement of structures will be allowed within the protected zone of any oak tree or oak woodland (Condition of Approval 60.Planning.4). Easements are required to assure no disturbance within the drip line of the oak trees (Condition of Approval 50.Planning.10 and 60.Planning.18). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

Mitigation:

- 1) A 30 foot buffer centered on the existing stream must be deed restricted, prior to recordation, mapped on the ECS sheet (Condition of Approval 50.EPD.1 and 50.EPD.2); the project must

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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comply with full Urban Wildlife Interface Guidelines (Condition of Approval and 10.EPD.1); the 30 foot biological stream setback and 100 foot fuel modification on the grading plan (Condition of Approval 60.EPD.1); biological monitoring is required during grading activities (Condition of Approval 60.EPD.2); temporary fencing during grading (Condition of Approval 60.EPD.5); and permanent fencing along the 30 foot setback intended to keep people out of the stream area (Condition of Approval 80.EPD.1).

- 2) The natural watercourse located along the westerly project boundary shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions" (Condition of Approval 10.RI. Flood.1 and 50.Flood Ri.1).
- 3) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.9, 50.Planning.10, 60.Planning.4, 60.Planning.4, and 60.Planning.18).

Monitoring: The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. 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, Cultural Resources Assessment (PD-A 4276R1) by Applied Earthworks dated August 2008

Findings of Fact:

- a) The project site is presently vacant. A Cultural Resource Assessment found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Cultural Resources Assessment (PD-A 4276R1) by Applied Earthworks dated August 2008

Findings of Fact:

a-b) An archeological study determined that one less than significant archeological resource was found on site. Archeological monitoring has been determined to be required to assure appropriate handling of any cultural resources that may be exposed during grading activities (Condition of Approval 60.Planning.27). Tribal monitoring has also been added at the request of the tribes, although, this is not mitigation for CEQA purposes (Condition of Approval 60.Planning.28) as it is not mitigating any impacts. In addition, a report shall be submitted demonstrating compliance with the condition is required post grading (Condition of Approval 90.Planning.09).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.23). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

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

Mitigation: Archeological monitoring is required (Condition of Approval 60.Planning.27). A report shall be submitted demonstrating compliance with the condition is required post grading (Condition of Approval 90.Planning.09).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a low potential for paleontological sensitivity. Review by the County Geologist determined that the project did not have the potential to destroy a unique paleontological resource or unique geological feature. Should any paleontological object be encountered during grading the applicant is required to contact a paleontologist (Condition of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Approval 10.Planning.22). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the project will have no impact to paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

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.

13. Ground-shaking Zone

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

Findings of Fact:

According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) According to Figure S-9, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. All proposed slopes for this project will be stable at the design slope ratios of two to one (2:1) or flatter. Monitoring of the cut slopes during their construction will be performed to verify that there are no discontinuities exposed which may compromise the stability of the finished slopes. Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Project Application Materials, GIS database

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a. Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact

a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the proposed project is in conformance with Santa Rosa Plateau / De Luz Policy Area guidelines, which limit the amount of grading and reduce the allowable alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.Bs Grade.7). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: Project Application Materials, Geology Review, Megaland Engineers and Associates Soils Percolation Reports SS# 09-110 Dated 8/18/09, SS#07-132 Dated 4/23/07, and SS#07-134 Dated 4/23/07

Findings of Fact:

a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15th to April 15th (Condition of Approval 10.Bs Grade.4). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

b) Based review by the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.

c) Based on the review by the Environmental Health Department, the soil on the project site and the topography are not suitable for conventional septic systems. As a result several mitigations have been added to address the future safety of the project uses. Special Onsite Waste Water Treatment Systems (OWTS) are required; special setbacks are required for the treatment system, the site is required to be inspected by the Department of Environmental Health (DEH) annually and prior to Building Permits, septic plans must be reviewed for each structure prior to building permit issuance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Condition of Approval 10.E Health.1, 10.E Health.3, 10.E Health.4, 80.E Health.1, and 80.E Health.2 respectively).

Mitigation: Special Onsite Waste Water Treatment Systems (OWTS) are required; special setbacks are required for the treatment system, the site is required to be inspected by the Department of Environmental Health (DEH) annually and prior to Building Permits, septic plans must be reviewed for each structure prior to building permit issuance (Condition of Approval 10.E Health.1, 10.E Health.3, 10.E Health.4, 80.E Health.1, and 80.E Health.2 respectively).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

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

Source: Project Application Materials

Findings of Fact:

a) As proposed the project would avoid the natural watercourses on site and map a 60 wide area centered along the stream throughout the project site (Condition of Approval 10.Flood Ri.1 and 10.Flood Ri.2). With implementation of these measures, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts with mitigation are considered less than significant.

b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. Additionally, graded but undeveloped land shall provide, in addition to erosion-control planting, any drainage facility deemed necessary to control or prevent erosion (Condition of Approval 10.Bs Grade.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: Condition of Approval 10.Flood Ri.1 requires that all watercourses be avoided, and that homes are built at least 12 inches off the ground. Condition of Approval 10.Flood Ri.2 that an ECS note be added limiting disturbance of the stream with a 60 foot buffer.

Monitoring: The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because 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 (Condition of Approval 10 Bs Grade.4). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a change of zone, consistent with the General Plan, and a three lot land subdivision of no smaller than 5 acres per parcel. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed by this project would not exceed 3 primary units, 6 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the addition of the three (3) homes. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to 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. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

b. Require review by the Airport Land Use Commission?

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?

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

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

Findings of Fact:

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The proposed project is located within a high fire area. The project, however, must incorporate 100-foot setbacks between structures. In addition, the project went to great lengths to demonstrate secondary emergency access exists. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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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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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. A large drainage area is tributary to the western portion of the site and drains in a well-defined watercourse that meanders in and out of the site along the westerly boundary. There is adequate area outside of the natural watercourses for building sites. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 10.Flood Ri.2). Therefore, with this mitigation the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by the Rancho California Water District. The proposed project will not 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). Therefore, there is no impact.

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.Flood Ri.1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to avoid encroachment into the watercourse (Condition of Approval 10.Flood Ri.2). 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. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will avoid encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b. Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: The natural watercourse located along the westerly project boundary shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (Condition of Approval 10.Flood Ri.2).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

26. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) A watercourse impacts the site along the westerly property line. The site has been designed to avoid alterations to the natural watercourses. The watercourse will be kept clear of all buildings and obstructions (Condition of Approval 10.Flood Ri.2). The stream will not undergo alterations and will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. To reduce these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified and have not been identified in the WQMP. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Therefore, it is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.Flood Ri.2). With adherence to this mitigation, the proposed project would 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. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: The natural watercourse located along the westerly project boundary shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (Condition of Approval 10.Flood Ri.2).

Monitoring: Monitoring shall be conducted by the Flood Control District and the Department of Building and Safety during the plan check process.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 20.06 gross acres into three (3) residential parcels with a minimum size of five (5) gross acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) Land Use designation and the future anticipated growth on the Santa Rosa Plateau. The proposed project will not result in an alteration of the present or planned land use of this area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) The proposed project site is currently zoned Rural Residential (R-R). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed development, a subdivision of 20.06 acres into three (3) residential parcels with a minimum parcel size of five (5) acres, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Rural Residential (R-R) to the north, east and west, and Residential Agricultural – 5 Acre Minimum (R-1-5) to the south; therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. The project is proposing five-acre, single-family residential parcels which will be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project is proposing to subdivide 20.06 acres into three (3) residential parcels with a minimum lot size of five (5) acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation in conjunction with the Santa Rosa Plateau/De Luz Policy Area, which allows for five (5) acre minimum lot sizes. The proposed project will not result in an alteration of the present or planned land use of this area. The proposed project is consistent with the land use designation and policies of the General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general 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:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

d) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

e) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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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Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

34. Noise Effects on or by the Project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Exposure of persons to or generation of

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

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

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of ten-acre residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 31a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project			
35. 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	<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
elsewhere?				
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 20.06 acres into three (3) residential parcels. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.Planning.16). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and Temecula area. The RCSD operates out of stations in Temecula and the Esinore area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.Planning.16). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.Planning.8). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.Planning.16). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately eighteen (18) persons to the area (assuming two units per parcel, three persons per unit), it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.5). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails

Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Rancho California Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the Rancho California Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review; Soils Percolation Reports SS# 09-110 Dated 8/18/09, SS#07-132 Dated 4/23/07, and SS#07-134 Dated 4/23/07 by Megaland Engineers

Findings of Fact:

a) Based on the review by the Environmental Health Department, the soil on the project site and the topography are not suitable for conventional septic systems. As a result several mitigations have been added to address the future safety of the project uses. Special Onsite Waste Water Treatment Systems (OWTS) are required; special setbacks are required for the treatment system, the site is required to be inspected by the Department of Environmental Health (DEH) annually and prior to Building Permits, septic plans must be reviewed for each structure prior to building permit issuance (Condition of Approval 10.E Health.1, 10.E Health.3, 10.E Health.4, 80.E Health.1, and 80.E Health.2 respectively).

b) With mitigation mentioned in 46a), the proposed project will have adequate wastewater treatment capacity to serve the project site; therefore, with mitigation, the project will not result in service that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant with mitigation.

Mitigation: Special Onsite Waste Water Treatment Systems (OWTS) are required; special setbacks are required for the treatment system, the site is required to be inspected by the Department of Environmental Health (DEH) annually and prior to Building Permits, septic plans must be reviewed for each structure prior to building permit issuance (Condition of Approval 10.E Health.1, 10.E Health.3, 10.E Health.4, 80.E Health.1, and 80.E Health.2 respectively).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

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

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

Source: RCIP

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

a,b,c) The project proposes the addition of three (3) residential dwellings. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS:Riverside County Geographic Information System database.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Southwest Area Plan, adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

Megaland Engineers and Associates Soils Percolation Reports SS# 09-110 Dated 8/18/09, SS#07-132 Dated 4/23/07, and SS#07-134 Dated 4/23/07

Cultural Resources Assessment (PD-A 4276R1) by Applied Earthworks dated August 2008

Oak Tree Study by Vincent Scheidt dated 4/27/09

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

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

VII. AUTHORITIES CITED

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



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 34218 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 34218, Amended No. 3, dated 10/06/10.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H Subdivision of 20.06 acres into three residential lots with a minimum lot size of 5 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

PARCEL MAP Parcel Map #: PM34218

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10. GENERAL CONDITIONS

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

Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PM#34218 - COMMENTS

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each of the three proposed lots based on Megaland Engineers and Associates Soils Percolation Reports SS# 09-110 Dated 8/18/09, SS#07-132 Dated 4/23/07, and SS#07-134 Dated 4/23/07. All proposed OWTS disposal field locations must be placed within the tested area.

10.E HEALTH. 2 RCWD POTABLE WATER SERVICE

RECOMMND

Parcel Map#34218 is proposing Rancho California Water District potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 3 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must

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10. GENERAL CONDITIONS

10.E HEALTH. 3 OWTS/ATU - MAINTAIN SETBACKS (cont.) RECOMMND

maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 DEH SITE EVALUTION RECOMMND

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

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

EPD DEPARTMENT

10.EPD. 1 - UWIG RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.)

RECOMMND

surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.)

RECOMMND

considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG (cont.) (cont.) (cont.)

RECOMMND

Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoporum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.) (cont.) RECOMMND

Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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. A approved standard fire hydrants (6"x4"x2 1/2") shall be located at the intersection of Street "A" & Carancho Rd. and at the driveway entrance to Parcel #4. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 34218 is a proposal to subdivide a 20.06-acre parcel into three parcels with a 5-acre minimum in the Santa Rosa Rancho area. The project is located westerly of Carancho Road, easterly of Vuelta Chica , northerly of Vuelta Grande and southerly of Via Blanco.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site is impacted by a well defined watercourse with a drainage area of 130 acres from west. Flows from this watercourse can be erosive and any building should be well set back from this watercourse. A 60' foot wide "Flood Hazard Area" centered on the flow line of the watercourse, should be established and kept free of new buildings and obstructions. The limits are based on rough calculations, Should an applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review.

New construction outside of the Flood Hazard Areas should comply with Section 1B of ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure.

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."

10.FLOOD RI. 2 MAP FLOOD HAZARD NOTE ON ECS

RECOMMND

A "Flood Hazard Area" 60 foot wide centered on the watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Alternatively, a 100-year flood plain may be determined by a civil engineer. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD NOTE ON ECS (cont.) RECOMMND

A note should be placed on the Environmental Constraint Sheet stating "The Flood Hazard Area" shall be kept free of all new buildings and obstruction including fill.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 9 MAP - PRESERVE NATIVE TREES RECOMMND

The existing native specimen oak trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 10 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 11 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.

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

10.PLANNING. 16 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 20 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. 21 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."

10.PLANNING. 22 MAP - LOW PALEO RECOMMND

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

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

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

6.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.

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

10. GENERAL CONDITIONS

10.PLANNING. 23

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 24

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM34218

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10. GENERAL CONDITIONS

10.PLANNING. 24 GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 3 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Carancho Road since adequate right-of-way exists, per PM 15/56.

10.TRANS. 4 MAP - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, he land divider shall provide

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 5 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. 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

PARCEL MAP Parcel Map #: PM34218

Parcel: 932-090-016

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - DEED RESTRICTIONS

RECOMMND

The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. Deed Restrictions shall be recorded which protect the area from any future impacts. The Deed Restriction language shall be reviewed and approved by the environment programs department prior to recordation. This condition shall be met once the applicant supplies the Environmental Programs Department (EPD) with a copy of the recorded Deed Restriction.

50.EPD. 2

MAP - ECS CONDITION

RECOMMND

The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. The constrained areas will conform to the 30 foot wide swath, centered on the drainage feature. This area shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

PARCEL MAP Parcel Map #: PM34218

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50. PRIOR TO MAP RECORDATION

50.EPD. 3 MAP - ECS PREP 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

FIRE DEPARTMENT

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM34218

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50. PRIOR TO MAP RECORDATION

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

radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 6 MAP*-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that standard fire hydrants (6"x4"x2 1/2") exist, at the intersection of Street "A" & Carancho Rd. and at the driveway entrance to Parcel #4; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP FLOOD HAZARD NOTE ON ECS RECOMMND

A "Flood Hazard Area" 60 foot wide centered on the watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Alternatively, a 100-year flood plain may be determined by a civil engineer. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

A note should be placed on the Environmental Constraint Sheet stating "THE Flood Hazard Area" shall be kept free of all new buildings and obstructions including fill.

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

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

PARCEL MAP Parcel Map #: PM34218

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP NOTE ON ECS FOR 25% SLOPE

RECOMMND

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."

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 zone, and with the Riverside County Integrated Project (RCIP).

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 07542 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - QUIMBY FEES/JOIN CSA (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 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. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 10 MAP - OAK TREE ESMNT (1)

RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.18_ has been complied with.

50.PLANNING. 13 MAP - FINAL MAP PREPARER

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

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

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

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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

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

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL RECOMMND

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

PARCEL MAP Parcel Map #: PM34218

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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

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

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

50.TRANS. 4 MAP - COMPLY W/CSD RECOMM RECOMMND

The landdivider shall comply with the Santa Rosa Community Services District's recommendations.

50.TRANS. 5 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 6 MAP - R-O-W DEDICATED 1/SUR RECOMMND

Sufficient public street right-of-way along street "A" shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 105 Section "D" Ordinance 461.

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

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

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) at the intersection of Carancho Road and Street "A" in accordance with County Standard No. 816 as directed by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

RECOMMND

Tentative Parcel Map 34218 proposes a bridge for driveway access to parcel 3 pad. A separate building permit shall be obtained for construction of the bridge prior to the issuance of a grading permit. Building permit for bridge may be issued concurrently with the grading permit when approved by the Building and Safety Department.

60.BS GRADE. 7 MAP - ROUGH GRADE ALL LOTS

RECOMMND

Due to the design of the conceptual grading plan, showing grading that would require off site grading permissions

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - ROUGH GRADE ALL LOTS (cont.) RECOMMND

from adjacent property owners if each lot were graded individually, the rough grading plan and permit for Parcel Map 34218 shall include all lots of this parcel map. The precise grading may be performed on an individual lot basis but not the rough grading.

60.BS GRADE. 8 MAP - GRADING BOND RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - DRAINAGE DELINEATION RECOMMND

The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. This area along with the 100 foot fuel modification zone will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department. The fuel modification zone shall not encroach into the Delineated Constraint Area.

60.EPD. 2 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The biological monitor shall ensure that there are no impacts to the drainage area, especially during the installation of the 45 foot clear span bridge which provides access to parcel 3. The applicant must

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BIOLOGICAL MONITOR (cont.)

RECOMMND

provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - DEED RESTRICTION

RECOMMND

The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. Deed Restrictions shall be recorded which protect the area from any future impacts. The Deed Restriction language shall be reviewed and approved by the environment programs department prior to recordation. This condition shall be met once the applicant supplies the Environmental Programs Department (EPD) with a copy of the recorded Deed Restriction.

60.EPD. 5 - FENCING

RECOMMND

The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. This area will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 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. 4 MAP - OAK TREE PRESERVATION RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 5 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. 6 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 7 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

shall be curved in a continuous, undulating fashion.

60.PLANNING. 8 MAP - GRADING & BRUSHING AREA RECOMMND

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

60.PLANNING. 13 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 16 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 17 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - OAK TREE EASMNT (2)

RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.10 has been complied with.

60.PLANNING. 20 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. 21 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 07542 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in archaeological report PD-A-4276R1, prepared by Applied Earthworks, Inc., dated August 2008, archaeological monitoring has been determined to be required to facilitate mitigation of any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

subsurface cultural deposits that are exposed.

During the archaeological survey CA-RIV-8965 was identified, documented and evaluated as ineligible for listing on the California Register of Historical Resources and is not considered to be a historical resource for the purposes of CEQA, however, due to the dense vegetation obscuring ground visibility during the initial survey, archaeological monitoring for all clearing, grubbing, and grading activities is required as the potential for subsurface cultural deposits may be high.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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

2)This agreement shall not modify any condition of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - CULTURAL RESOURCES PROFE (cont.) (cont.RECOMMND
or mitigation measure.

60.PLANNING. 28 MAP- TRIBAL MONITORS RECOMMND

As a result of information submitted by THE PECHANGA BAND OF LUISENO INDIANS (letter dated 11-4-08), THE SOBOBA BAND OF LUISENO INDIANS (letter dated 7-8-08), and THE SANTA ROSA BAND OF MOUNTAIN CAHUILLA INDIANS (7-29-08) tribal monitoring has been determined to be required for any grading activities.

Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians, the Santa Rosa Band of Mountain Cahuilla Indians, and the Soboba Band of Luiseno Indians. This group shall be known as the Tribal Monitors for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitors shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate required Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the tribal agreement to the Riverside County Planning Department for review to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources for purposes of CEQA mitigation. The Professional shall consult with the County,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP- TRIBAL MONITORS (cont.)

RECOMMND

developer/permit holder and tribal group monitors throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the tribe's specific interests only.

3) The tribal agreement shall not modify any County-approved condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribes has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

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

RECOMMND

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

80.E HEALTH. 2 USE - SEPTIC PLANS

RECOMMND

Upon building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - SEPTIC PLANS (cont.)

RECOMMND

an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

EPD DEPARTMENT

80.EPD. 1 MAP - FENCING PERMANENT

RECOMMND

Prior to the issuance of a building permit, the applicant shall submit a permanent fencing and signage plan for the protection of all biologically sensitive areas. The drainage feature which runs from the northern border of parcel 3 to the southeastern corner of parcel 2 as shown on PM34218 Amd. 3, dated 10/06/10 shall not be impacted by the project. The avoidance area shall include a 15 foot buffer on each side of the centerline of the stream for a total protected width of 30 feet. This area shall be permanently fenced for protection as open space. The fencing plan will be approved by the Environmental Programs Department. The final product will be inspected by the Environmental Programs Department prior to final inspection.

80.EPD. 3 MAP - BIO MONITOR REPORT

RECOMMND

Prior to building permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

MAP - UWIG PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4 MAP - UWIG PLAN CHECK (cont.) RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FIRE DEPARTMENT

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

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

80.FIRE. 3 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 SUBMIT FINAL WQMP RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE

RECOMMND

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

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.

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.) (cont.)

RECOMMND

landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

PLANNING DEPARTMENT

90.PLANNING. 5

MAP - QUIMBY FEES/JOIN CSA (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. The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 6

MAP - LC LNDS CP INSPECT 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - LC LNDSCP INSPECT DEPOS (cont.) RECOMMND

Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

90.PLANNING. 7 MAP - LC LNDSCP/IRRIG INSTALL 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.

90.PLANNING. 8 MAP - LC COMPLY W/LNDSCP PLAN 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 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. 9 GEN - CULTURAL RESOURCES RPT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 GEN - CULTURAL RESOURCES RPT (cont.)

RECOMMND

adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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



De Luz Community Service District

41785 Enterprise Circle South
Suite A
Temecula, California 92590-9804

PHONE: (951) 296-3176
FAX: (951) 296-3177
E-MAIL: info@deluzcsd.org

www.deluzcsd.org

BOARD OF DIRECTORS
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GENE BIANCHI
BLAINE BOYER
BRYAN BUESCHER
STEVE RUBIN

GENERAL MANAGER
ROB HOLMES

August 14, 2007

Mr. Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

Re: Tentative Map 34218 and Change of Zone Carancho Road north of Vuelta Grande
Conditions for De Luz Community Services District (Formally Santa Rosa Community
Services District)

Dear Mr. Straite,

Subject Tentative Tract Map and proposed Change of Zone have been reviewed by the De Luz Community Services District Staff and discussed at the regular meeting of the Engineering Committee of the Board of Directors on August 15th 2007. The District requests that the following comments be included in the Conditions of Approval for the project.

1. Although the District has no authority to recommend approval or denial of the proposed Change of Zone, I believe that the current Zoning is for 10 acre minimum not ½ acre minimum as listed in the transmittal.
2. All roads within the project must be dedicated and constructed at a minimum to District standards. De Luz CSD recently revised our construction standards to match Riverside County Transportation Standards and it is our intention to have Riverside County Inspect all work in the Public right of way.
3. The developer shall enter into an agreement with DLSCD for construction of the required improvements. In addition to the improvement plans, the Developer's Engineer shall complete all hydrology and hydraulic studies, any Jurisdictional Delineation Studies that may be required, along with all required technical and environmental studies that may be necessary for construction of the proposed improvements per the requirements of the County of Riverside.
4. All utility extensions required by the project, including service line extensions to lots within the Tract, shall be constructed underground in accordance with Article 409 of the DLCSO Ordinance Code.



De Luz Community Service District

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Suite A
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BOARD OF DIRECTORS
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STEVE RUBIN

GENERAL MANAGER
ROB HOLMES

5. All existing and new survey monuments within the pavement area of any roads improved in conjunction with the project shall be protected with cast iron well monuments installed in accordance with DLCSD Standard No. 110. In accordance with DLCSD policy, cast iron monument covers and PVC pipe will be furnished to the Developer at the District's expense, to be installed by the Developer. Monument locations shall be accurately shown on the final Map.
6. New driveway locations are subject to separate individual permits at the time of construction, and will be field-checked for adequate sight distance and drainage provisions. Applicable DLCSD permit and inspection charges and damage deposits in effect at the time of development shall be paid by the individual parcel owners. Driveways shall be constructed perpendicular to the public roads, in accordance with
7. DLCSD Standard Drawings.
8. In accordance with Article 16 of the DLCSD Ordinance Code, a Road Development Impact Fee will be payable for each new dwelling unit, guest house or second unit constructed, payable prior to final inspection by the Department of Building and Safety. The project is located in Maintenance Zone I; the fees are subject to annual review and adjustment, and the actual charges will be those in effect at the time final inspection of each dwelling is requested.
9. Street name signs conforming to District Standard Drawing No. 115 shall be constructed and installed by the developer at all intersections.

We appreciate the opportunity to review this proposal, and will look forward to participating in its further review.

Sincerely yours,
De Luz Community Services District

Rob Holmes.
General Manager

EPD



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

August 2, 2005

Mr. Conrado Castro
120 Neptune Place
Escondido, CA 92026

Dear Mr. Castro:

RE: HANS No. 1120
Assessor's Parcel Number(s): 932-090-016

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

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

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

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Carolyn Syms Luna

Carolyn Syms Luna
Director

CSL:rs

xc: Dave Stahovich, First Supervisorial District Staff
Chad Young, Ecological Resources Specialist

↓ (951) 955-8159

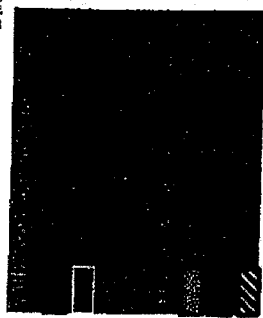
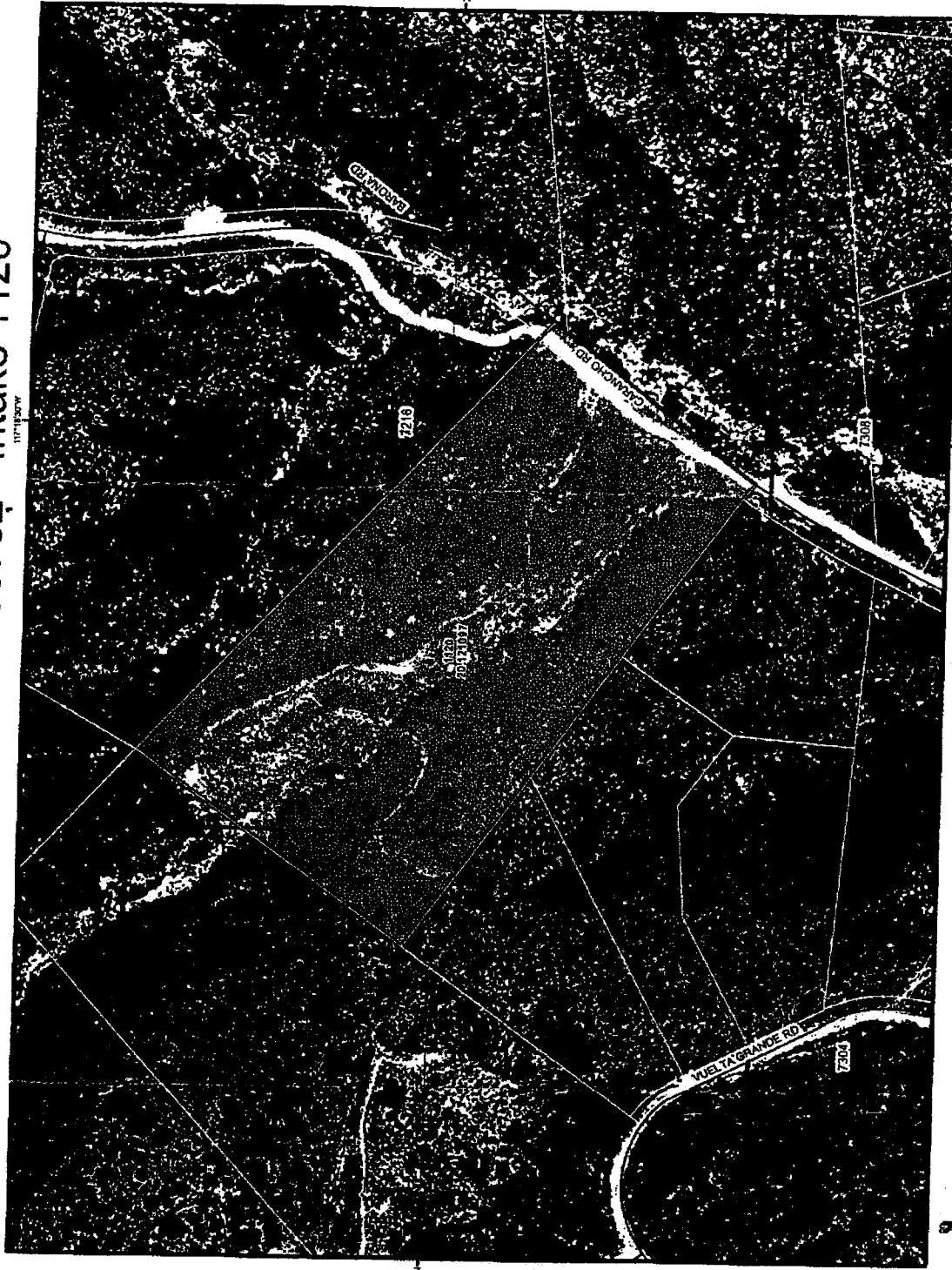
(951) 699-4624

(951) 905-5154

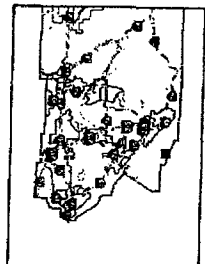
Environmental Programs Department – County of Riverside

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

MSHCP HANS- PAR00732 - Intake 1120



FINAL
Date: 8-1-2005



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information are subject to change without notice. Updates, modifications and other sources should be consulted for the most current information. Do not copy or reuse this map.



117-03074

Riverside County
Environmental Health & Safety Department
1101-1200 West 112th Street, Suite 1120





**Rancho
Water**

June 4, 2009

Matt Straite, Project Planner
County of Riverside
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

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Stephen J. Corona

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John E. Hoagland

Lawrence M. Libeu

William E. Plummer

**SUBJECT: WATER AVAILABILITY
TENTATIVE PARCEL MAP NO. 34218
LEGAL DESCRIPTION APN 932-090-016
[CONRAD CASTRO]**

Officers:

Matthew G. Stone
General Manager

Phillip L. Forbes, CPA
Assistant General Manager /
Treasurer

Perry R. Louck
Director of Planning

Andrew L. Webster, P.E.
Acting District Engineer

Jeffrey D. Armstrong
Chief Financial Officer

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Dear Matt:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD). The subject project/property fronts an existing 12-inch diameter water pipeline (1440 Pressure Zone) within Carancho Road.

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances).**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Matt Straite/County of Riverside

June 4, 2009

Page Two

Sewer service to the subject project/property is not available. If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Peter Muserelli

Engineering Project Coordinator

cc: Corey Wallace, Engineering Manager
Laurie Williams, Engineering Services Supervisor

09\PM:at006\F450\FEG





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2009

Matt Straite, Planner
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92592-1409

**RE: Tentative Parcel Map No. 34218 Amended No. 2 – Schedule H Subdivision
Proposal: Divide 20.06 acres into four residential lots with a minimum lot
size of 5 gross acres.
APN: 165-070-005**

Dear Ms. Straite:

The Riverside County Waste Management Department has reviewed the proposed project located east of Vuelta Chica, west of Carancho Road, north of Vuelta Grande and south of Via Blanco, in the Rancho California Zoning District. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. 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) 486-3284.

Sincerely,

Mirtha Liedl, Planner

PD #78411

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

DATE: July 9, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pinchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe

TENTATIVE PARCEL MAP NO. 34218 – EA 41444 – Applicant: Conrad Castro – Engineer/Representative: Megaland Engineers – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Vuelta Chica, westerly of Carancho Road, Northerly of Vuelta Grande and Southerly of Via Blanco– 20.06 Gross Acres – Zoning: Rural Residential (R-R) (1/2 Acre Minimum) – **REQUEST:** A Schedule H Subdivision of 20.06 acres into four residential lots with a minimum lot size of 5 gross acres. – APN: 932-090-016 – Concurrent Cases: CZ07542.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 2, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at mstraite@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

201 000700

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207542 DATE SUBMITTED: 6-27-07

APPLICATION INFORMATION

Applicant's Name: CONRAD CASTRO E-Mail: _____

Mailing Address: 120 NEPTUNE PLACE
ESCONDIDO CA 92026
City State ZIP

Daytime Phone No: (760) 739-1949 Fax No: ()

Engineer/Representative's Name: MEGALAN ENGINEERS E-Mail: BNG1@MEGALANUSA.COM

Mailing Address: 28441 RANCHO CALIFORNIA ROAD STE. 205
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 699-4624 Fax No: (951) 695-5084

Property Owner's Name: CONRAD CASTRO E-Mail: _____

Mailing Address: 120 NEPTUNE PLACE
ESCONDIDO CA 92026
City State ZIP

Daytime Phone No: (760) 739-1949 Fax No: ()

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

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

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

Form 295-1071 (04/12/06)

PM 34218

EA 41444

CFG 04806

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

CONRAD & CARMENCITA CASTRO
PRINTED NAME OF PROPERTY OWNER(S)

Conrad & Carmencita Castro
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 932-090-016

Section: 16 & 17 Township: 8 S Range: 4 W

Approximate Gross Acreage: 20 ACRES

General location (nearby or cross streets): North of CARANCHO ROAD, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: THOMAS GUIDE 2006 p 976/H-3

APPLICATION FOR CHANGE OF ZONE

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

20 ACRE PROPERTY TO BE SUBDIVIDED INTO FOUR (4)
5 ACRE LOTS. CHANGE OF ZONE FROM RR (RURAL RESIDENTIAL)
TO R-A-5 (RESIDENTIAL AGRICULTURE w/ 5 ACRE MIN) IS REQUIRED.

Related cases filed in conjunction with this request:

PAR 00792

20. 01. 07

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 | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 34218 DATE SUBMITTED: 6-27-07

APPLICATION INFORMATION

Applicant's Name: CONRAD CASTRO E-Mail: _____

Mailing Address: 120 NEPTUNE PLACE
ESCONDIDO CA 92026
City State ZIP

Daytime Phone No: (760) 739-1949 Fax No: () _____

Engineer/Representative's Name: MEGALAND ENGINEERS E-Mail: ENG@MEGALANDUSA.COM

Mailing Address: 28441 RANCHO CALIFORNIA ROAD. STE. 205
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 6994624 Fax No: (951) 6955084

Property Owner's Name: CONRAD CASTRO E-Mail: _____

Mailing Address: 120 NEPTUNE PLACE
ESCONDIDO CA 92026
City State ZIP

Daytime Phone No: (760) 739-1949 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.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1011 (03/29/06)

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

C207542

L 04/444

CFG 04806

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.

DINO SAN BUENAVENTURA
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.

CONRAD & CARMENCITA CASTRO
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PHILIP & LORELEI GO
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 932-0910-016

Section: 16 & 17 Township: 85 Range: 4W

Approximate Gross Acreage: 20 ACRES

General location (cross streets, etc.): North of CARANCHO ROAD, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: THOMAS GUIDE 2006 p. 976/H-3

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):

20 ACRE PROPERTY TO BE SUBDIVIDED INTO FOUR (4)
5 ACRE LOTS.

Related cases filed in conjunction with this request:

PAR 00792

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: ARCHAEOLOGICAL LETTER

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 12,000

Estimated amount of fill = cubic yards 12,000

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

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:

CHANGE OF ZONE NO. 7542 AND TENTATIVE PARCEL MAP NO. 34218 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Conrad Castro – Engineer/Representative: Megaland Engineers – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco – 20.06 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone is proposing to change the zoning classification of the subject site from Rural Residential (R-R) to Residential Agriculture -5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule "H" subdivision of 20.06 acres into three residential parcels ranging in size from 5.05 to 8.6 acres. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 6, 2011
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, Matt Straite, at 951-955-8631 or email mstraite@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 Thursday, 8:30 a.m. to 5:00 p.m., 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/24/2011.

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

APN (s) or case numbers Pm 34218 / C207542 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

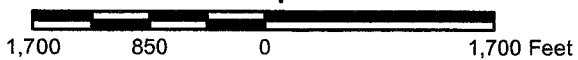
✓ 2/28/11 *agm*
FPACES: 8/28/11

2000 feet buffer



Selected Parcels

933-150-009	933-150-010	933-150-008	932-090-007	933-130-024	933-140-016	933-140-017	932-090-016	932-090-023	932-090-021
933-140-018	932-100-009	932-120-012	932-120-011	932-100-014	932-100-013	932-100-012	932-100-011	932-100-010	932-090-024
932-090-008	932-090-020	932-090-013	932-090-011	933-130-023	933-130-031	932-090-026	932-090-010	932-090-022	932-090-025
932-090-015	932-090-006	933-140-020	933-140-022	933-140-037	933-140-038	933-140-019	932-090-012	932-110-015	932-090-014



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APN: 933150008, ASMT: 933150008
ADAM HINKEL, ETAL
P O BOX 1795
ESCONDIDO CA 92033

APN: 932090021, ASMT: 932090021
DANNY D SALINAS, ETAL
P O BOX 1443
TEMECULA CA 92593

APN: 932090007, ASMT: 932090007
ANDREW D HUGHES, ETAL
2055 ALLBROOK ST
LOMITA CA 90717

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DAVID S NICK, ETAL
32271 AZORES RD
MONARCH BEACH CA 92629

APN: 933130024, ASMT: 933130024
CALLE CABAZON
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DEPT OF FISH & GAME WILDLIFE CONSERV
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5834 KANTOR CT
SAN DIEGO CA 92122

APN: 932090008, ASMT: 932090008
EMERY S CZIRAKI
PMB 018
5901 WARNER AVE
HUNTINGTON BEACH CA 92649

APN: 932090016, ASMT: 932090016
CONRADO E CASTRO, ETAL
120 NEPTUNE PL
ESCONDIDO CA 92026

APN: 932090020, ASMT: 932090020
GEORGE A HERRERA
P O BOX 3077
SOUTH PASADENA CA 91031

APN: 932090023, ASMT: 932090023
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26150 THACKER
HEMET CA 92544

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C/O LARRY NEWFIELD
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APN: 933140037, ASMT: 933140037
PALACIO PROP TRUST
C/O MELODY BARNETT
835 N FAIRFAX
LOS ANGELES CA 90046

APN: 932090026, ASMT: 932090026
K LYLE HUGENBERGER
2387 S KIHEI RD NO C404
KIHEI HI 96753

APN: 933140019, ASMT: 933140019
PALACIO PROPERTY TRUST DATED 2/20/04
835 N FAIRFAX AVE
LOS ANGELES CA 90046

APN: 932090010, ASMT: 932090010
LIN JOHN JU, ETAL
9801 OCEAN CREST DR
HUNTINGTON BEACH CA 92646

APN: 932090012, ASMT: 932090012
RANEE SHIRIN KAEWKATAKASIRI
P O BOX 1173
RIVERSIDE CA 92502

APN: 932090022, ASMT: 932090022
MICHAEL GHAFOURI, ETAL
P O BOX 97
TEMECULA CA 92593

APN: 932110015, ASMT: 932110015
SCHUMACHER TROY W TRUST
2200 E CAMELBACK STE 101
PHOENIX AZ 85016

APN: 932090025, ASMT: 932090025
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8903 VERNON VIEW DR
ALEXANDRIA VA 22308

APN: 932090014, ASMT: 932090014
WILFREDO A ROMANO, ETAL
19251 WORCHESTER LN
HUNTINGTON BEACH CA 92646

APN: 932090015, ASMT: 932090015
MILTON E FUENTES
43664 CALLE COLINA
TEMECULA CA 92590



ATTN: John Rogers
De Luz Community Service District
41606 Date St., Ste. 205
Murrieta, CA 92562

Applicant/Owner:
Conrad Castro
120 Neptune Place
Escondido, CA 92026

Eng-Rep:
Megaland Engineers
28441 Rancho California Rd., Ste. 205
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

June 28, 2011

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7542 & TPM 34218

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Thursday, June 30, 2011.**

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: Tuesday, June 28, 2011 11:02 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7542 TPM 34218

Received for publication on June 30

Please Note: The Press-Enterprise offices will be closed on Monday, July 4th in observance of Independence day. Below are our Independence Day Holiday Deadlines.

Deadlines:

- Wed., June 29th at 10:30 am for all ads publishing on Fri. July 1st or Sat. July 2nd
- Thurs. June 30th at 10:30 am for all ads publishing on Sun. July 3, Mon. July 4, Tues. July 5
- Fri. July 1st at 10:30 am for all ads publishing on Wed. July 6

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 28, 2011 10:59 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7542 TPM 34218

Maria,

Here's one Notice for Thursday, June 30, 2011. 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 DISTRICT – SOUTHWEST AREA PLAN, FIRST 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, July 12, 2011 at 1:30 P.M.** to consider the application submitted by Conrad Castro – Megaland Engineers, on **Change of Zone No. 7542**, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture – 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 34218, Schedule H**, which proposes to subdivide 20.06 gross acres into three residential parcels ranging in size from 5.05 to 8.6 acres (“the project”). The project is located easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco in the Rancho California Zoning District – Southwest Area Plan, First 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. 41444**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraite@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: June 28, 2011

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 June 28, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7542 and TPM 34218

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: July 12, 2011 @ 1:30 PM

SIGNATURE: *Mcgil* DATE: June 28, 2011
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, June 29, 2011 2:00 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7542 TPM 34218

received and posted

From: Gil, Cecilia
Sent: Tuesday, June 28, 2011 11:00 AM
To: Meyer, Mary Ann
Subject: FOR POSTING: ZC 7542 TPM 34218

Hello! Can you please Post and 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.***

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 June 28 2011, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ZC 7542 and TPM 34218

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: July 12, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 28, 2011
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/24/2011,

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

APN (s) or case numbers Pm 34218 / C207542 For

Company or Individual's Name Planning Department,

Distance buffered 2000'

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

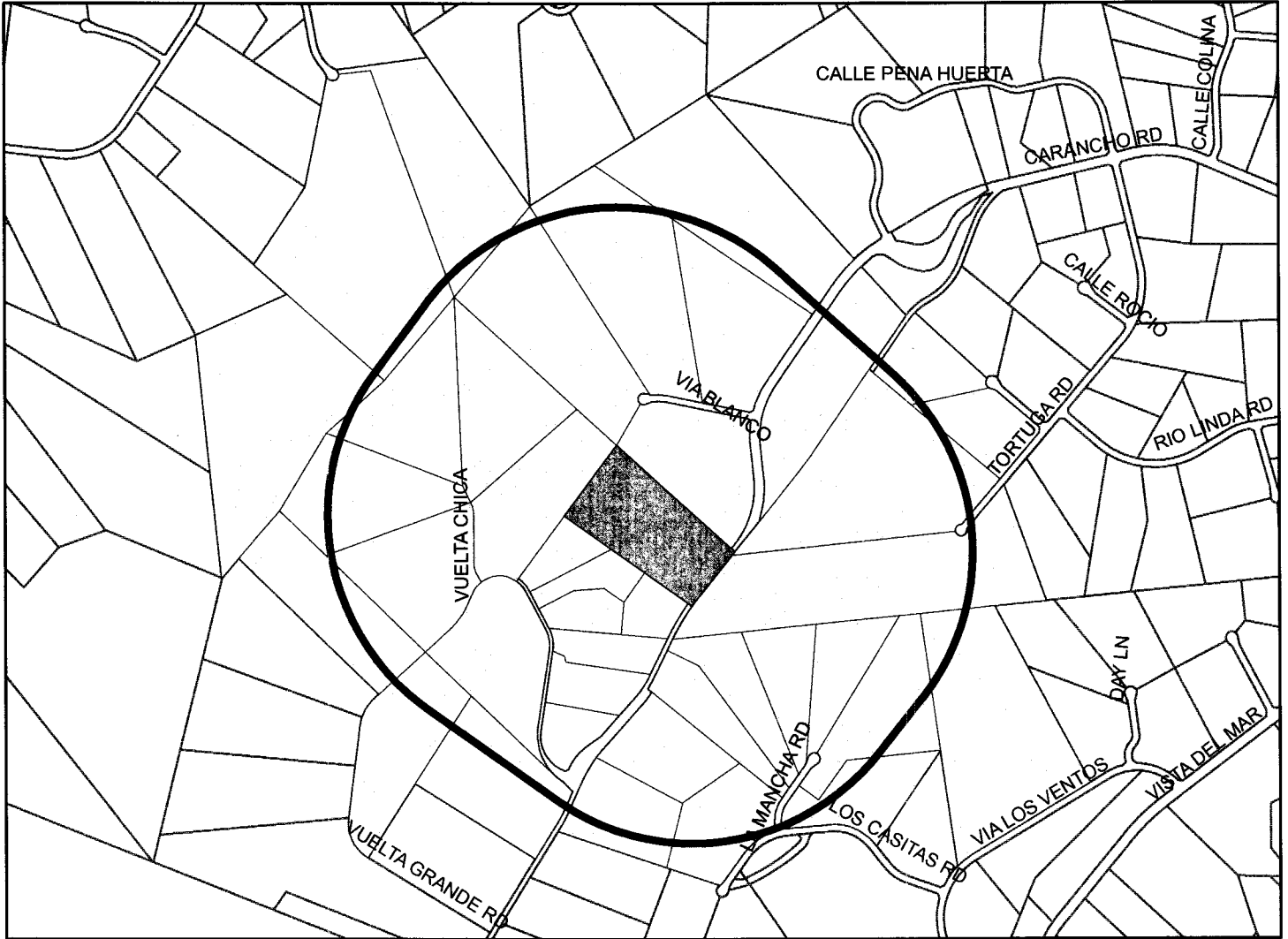
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

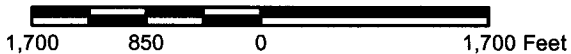
✓ 2/28/11 *agm*
FILES: 8/28/11

2000 feet buffer



Selected Parcels

933-150-009	933-150-010	933-150-008	932-090-007	933-130-024	933-140-016	933-140-017	932-090-016	932-090-023	932-090-021
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932-090-008	932-090-020	932-090-013	932-090-011	933-130-023	933-130-031	932-090-026	932-090-010	932-090-022	932-090-025
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207542 TPM 34218

30

APN: 932090011, ASMT: 932090011
GERALD L HANES
1029 RAILROAD ST
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APN: 932090006, ASMT: 932090006
NEALE F SMITH, ETAL
44749 VUELTA GRANDE
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C/O LARRY NEWFIELD
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APN: 933140037, ASMT: 933140037
PALACIO PROP TRUST
C/O MELODY BARNETT
835 N FAIRFAX
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APN: 932090026, ASMT: 932090026
K LYLE HUGENBERGER
2387 S KIHEI RD NO C404
KIHEI HI 96753

APN: 933140019, ASMT: 933140019
PALACIO PROPERTY TRUST DATED 2/20/04
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LOS ANGELES CA 90046

APN: 932090010, ASMT: 932090010
LIN JOHN JU, ETAL
9801 OCEAN CREST DR
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P O BOX 97
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APN: 932110015, ASMT: 932110015
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8903 VERNON VIEW DR
ALEXANDRIA VA 22308

APN: 932090014, ASMT: 932090014
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19251 WORCHESTER LN
HUNTINGTON BEACH CA 92646

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MILTON E FUENTES
43664 CALLE COLINA
TEMECULA CA 92590

ATTN: John Rogers
De Luz Community Service District
41606 Date St., Ste. 205
Murrieta, CA 92562

Applicant/Owner:
Conrad Castro
120 Neptune Place
Escondido, CA 92026

Eng-Rep:
Megaland Engineers
28441 Rancho California Rd., Ste. 205
Temecula, CA 92590



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THE BUSINESS PRESS **SoCal**
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LA PRENSA WEEKLY

9-MEDIA waves **LANDSOCAL** **LA PRENSA WEEKLY** **HS**

① BILLING PERIOD 06/30/11 - 06/30/11 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 06/30/11 | FOR BILLING INFORMATION CALL (951) 368-9713 ④ PAGE NO 1
 ③ TOTAL AMOUNT DUE 223.60 * UNAPPLIED AMOUNT ⑥ TERMS OF PAYMENT Due Upon Receipt

⑨ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

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 #: 56601405 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
06/30	4310911 CO	ZC 7542 TPM 34218 Class : 10 Ctext Ad# 10711982 Placed By : Cecilia Gil	172 L	1.30		223.60

*Planning
16.1 of 07/12/11
wh
zc 7542*

2011 JUL 12 PM 1:51
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 CLERK/BOARD OF SUPERVISORS

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	* UNAPPLIED AMOUNT	⑤ PLEASE PAY THIS AMOUNT
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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 7542 TPM 34218

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:

06-30-11

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

Date: Jun. 30, 2011
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10711982

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 DISTRICT - SOUTHWEST AREA PLAN, FIRST 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, July 12, 2011 at 1:30 P.M. to consider the application submitted by Conrad Castro - Megaland Engineers, on Change of Zone No. 7542, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture - 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 34218, Schedule H, which proposes to subdivide 20.06 gross acres into three residential parcels ranging in size from 5.05 to 8.6 acres ("the project"). The project is located easterly of Vuelta Chica, westerly of Carancho Road, northerly of Vuelta Grande and southerly of Via Blanco in the Rancho California Zoning District - Southwest Area Plan, First 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. 41444.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstraiter@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: June 28, 2011

Kecia Harper-Ihem
Clerk of the Board

By: Cecilia Gil, Board
Assistant 6/30

LARGE MAP FILED WITH ITEM

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