

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

112B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/19/11 ray
Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 16, 2010

SUBJECT: CHANGE OF ZONE NO. 7460 / TENTATIVE PARCEL MAP NO. 34634 – Mitigated Negative Declaration - Applicant: David Kirchner – Engineer/Representative: Winzler and Kelly Land Surveying – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails – 7.40 Gross Acres – Zoning: Rural Residential (RR) – **REQUEST:** The Change of zone proposes a change from Rural Residential (R-R) to Residential Agriculture -1 Acre Minimum (R-A-1). The Parcel Map is a Schedule 'H' subdivision of 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41175**, 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. 7460**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34634**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *DM*

Dept Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.: Policy Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit 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.

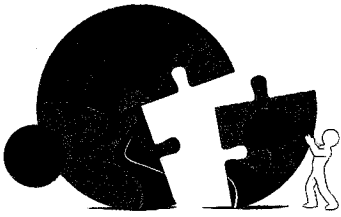
Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: July 12, 2011
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref. | District: Third | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

16.2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA41175 / CHANGE OF ZONE NO. 7460 / TENTATIVE PARCEL MAP NO. 34634

Project Title/Case Numbers

Adrienne Rossi
County Contact Person

(951) 955-6925
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

David Kirchner
Project Applicant

P.O. Box 646, Balboa, CA 92661
Address

The proposed project is located northerly of Wellman Road, southerly of Cahuilla Road (State Hwy-371), easterly of Ivan Drive and westerly of Anza Trails.
Project Location

Tentative Parcel Map No. 34634 proposes a schedule "H" subdivision of 7.4 gross acres into four (4) residential parcels ranging in size from 1.4 acres to 2.29 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:

- 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

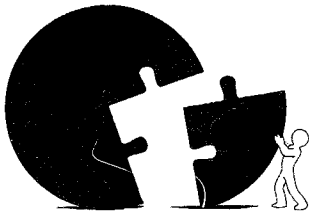
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM34634\PC-BOSNOD Form.docx

Please charge deposit fee case#: ZEA41175 ZCFG04569

FOR COUNTY CLERK'S USE ONLY



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41175 / CHANGE OF ZONE NO. 7460 / TENTATIVE PARCEL MAP NO. 34634

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: Adrienne Rossi Title: Project Planner Date: March 28, 2011

Applicant/Project Sponsor: David Kirchner Date Submitted: November 27, 2006

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 Adrienne Rossi at (951) 955-6925.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM34634\PC-BOS\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41175 ZCFG04569

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1008514

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DAVID KIRCHNER \$2,010.25
paid by: CK 7858
CALIFORNIA FISH & GAME FOR EA41175
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
at parcel: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By _____ Aug 02, 2010 08:29
MGARDNER posting date Aug 02, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1008514

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: DAVID KIRCHNER \$2,010.25
paid by: CK 7858
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH & GAME FOR EA41175
at parcel #: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By _____ Aug 02, 2010 08:29
MGARDNER posting date Aug 02, 2010

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

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 * R1013739

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: DAVID KIRCHNER \$33.75
paid by: CK 7926
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH & GAME FOR EA41175
at parcel #: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By _____ Dec 27, 2010 14:44
MGARDNER posting date Dec 27, 2010

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

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

D* REPRINTED * R1013739

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DAVID KIRCHNER \$33.75
paid by: CK 7926
CALIFORNIA FISH & GAME FOR EA41175
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
at parcel: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By _____ Dec 27, 2010 14:44
MGARDNER posting date Dec 27, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * T0613735

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DAVID KIRCHNER \$64.00
paid by: CK 7005
CALIFORNIA FISH & GAME FOR EA41175
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
at parcel: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By SBROSTRO Nov 27, 2006 14:24
posting date Nov 27, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0613735

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

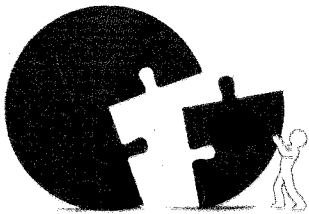
Received from: DAVID KIRCHNER \$64.00
paid by: CK 7005
paid towards: CFG04569 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH & GAME FOR EA41175
at parcel #: 53615 HIGHWAY 371 ANZA
appl type: CFG3

By _____ Nov 27, 2006 14:24
SBROSTRO posting date Nov 27, 2006

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

112B
07.12.2011

DATE: June 6, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: CHANGE OF ZONE NO. 7460 / TENTATIVE PARCEL MAP NO. 34634 – Mitigated Negative Declaration

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

OK
KTI
4/20/2011

Need Director's signature by 6/15/11
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 (CFG4659)

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 MAY 18, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.3: CHANGE OF ZONE NO. 7460, TENTATIVE PARCEL MAP NO. 34634 – Mitigated Negative Declaration-** Applicant: David Kirchner –Engineer/Representative: Winzler and Kelly Land Surveying – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails – 7.40 Gross Acres – Zoning: Rural Residential (RR). (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The Change of zone proposes a change from Rural Residential (R-R) to Residential Agriculture -1 Acre Minimum (R-A-1). The Parcel Map is a Schedule 'H' subdivision of 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org.

The following person spoke in favor of the subject proposal:

David Kirchner the Applicant 949-230-7614

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0; Commissioner Snell absent:

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41175, 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. 7460, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE PARCEL MAP NO. 34634, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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.: 3.3
Area Plan: Riverside Extended Mountain
Zoning District: Cahuilla
Supervisorial District: Third
Project Planner: Adrienne Rossi
Planning Commission: May 18, 2011

CHANGE OF ZONE NO. 7460
TENTATIVE PARCEL MAP NO. 34634
ENVIRONMENTAL ASSESSMENT NO. 41175
Applicant: David Kirchner
Engineer/Rep.: Winzler and Kelly

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the zoning on the site from Rural Residential (R-R) to Residential Agricultural (R-A-1). The Tentative Parcel Map is a schedule "H" subdivision of 7.4 gross acres into four (4) parcels ranging in size from 1.4 to 2.29 acres.

The project site is located northerly of Wellman Road, southerly of Cahuilla Road (State Hwy-371), easterly of Ivan Drive, and westerly of Anza Trails.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Very Low Density Residential (VLDR) |
| 2. Proposed Zoning (Ex. #3): | Rural Residential (R-R) |
| 3. Surrounding Zoning(Ex. #3) : | Rural Residential (R-R-5) to the north, Mobile Home Park (R-T-5) to the east and south and Rural Residential (R-R) to the west. |
| 4. Existing Land Use (Ex. #1): | Single Family Residential |
| 5. Surrounding Land Use (Ex. #1): | Scattered Mobile Homes and State Highway 371 to the north, Mobile Home Park to the east, Vacant Land and Single Family Residences to the south, and Horse Training Facility to the west. |
| 6. Project Data: | Total Net Acreage: 7.4 acres
Total Proposed Parcels: four (4)
Proposed Min. Parcel Size: 1.42 Gross Acres
Schedule: "H" |
| 7. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41175**, 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. 7460**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 34634**, 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 Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Tentative Parcel Map is consistent with the proposed Rural Agricultural (R-A-1) 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 conditionally 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 the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (allowing a 1 acre minimum parcel size) in the Riverside Extended Mountain Area Plan.
2. The project is within the Rural Village Overlay. The Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character and allows the uses of maximum densities/intensities of the Medium Density Residential and in some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. The proposed subdivision will not implement the Rural Village Overlay concepts.
3. The proposed single family residential parcels with a minimum of 1.42 Gross Acres, are larger than the 1 acre minimum parcel size of the Rural Community: Very Low Density Residential Land Use Designation.
4. The project site is surrounded by properties which are designated Rural Residential (R-R) to the north, Medium Density Residential (MDR) to the east and south and Very Low Density Residential (VLDR) to the west.
5. The existing zoning classification of R-R allows a minimum lot size of 20,000 sq. ft., which is less than that established by the RC: VLDR Land Use Designation of 1 acre minimum. While it would be possible to change the existing zoning classification to establish a minimum parcel size of 1 acre by adding an appropriate suffix (i.e. R-R-1). Planning staff has determined that the Residential Agricultural (R-A) zone would have a greater consistency with the RC: VLDR Designation than the existing zoning as it relates to permitted and allowed land uses. Therefore,

planning staff finds that changing the site's existing zoning to R-A-1 would be consistent with the existing RC: VLDR Land Use Designation.

6. The proposed single family residential subdivision is consistent with the development standards set forth in the Rural Agricultural (R-A-1) zone.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and west, and Mobilehome Park (R-T) to the east and south.
8. Single Family Residences and Mobile Home Parks have been constructed and are operating in the project vicinity.
9. Environmental Assessment No. 41175 identified the following potentially significant impacts:
 - a) Hazards & Hazardous Materials

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. An area drainage plan;
 - c. A dam inundation area;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area (Ord. No. 663.10);
 - e. An agricultural preserve;
 - f. An airport compatibility zone or airport influence area;
 - g. A Specific Plan;
 - h. City boundary or sphere;
 - i. WRCMSHCP Fee Area (Ord. No. 810);
 - j. TUMF Mitigation Fee Area;
 - k. DIF Area (Ord. No. 659);
 - l. Fault Zone;
 - m. There is no potential for liquefaction;
 - n. Not in a redevelopment area;
 - o. Not in a subsidence area; and,
 - p. Not in a County Service Area.
3. The project site is located within:
 - a. Hemet Unified School District;
 - b. A Rural Village Policy Area Overlay;
 - c. A High Fire Area (Ord. No.787);
 - d. An area of low paleontological sensitivity;

- e. Circulation Element right of way; and,
- f. Lighting: Zone B (15.22 miles from) Mt. Palomar Observatory.

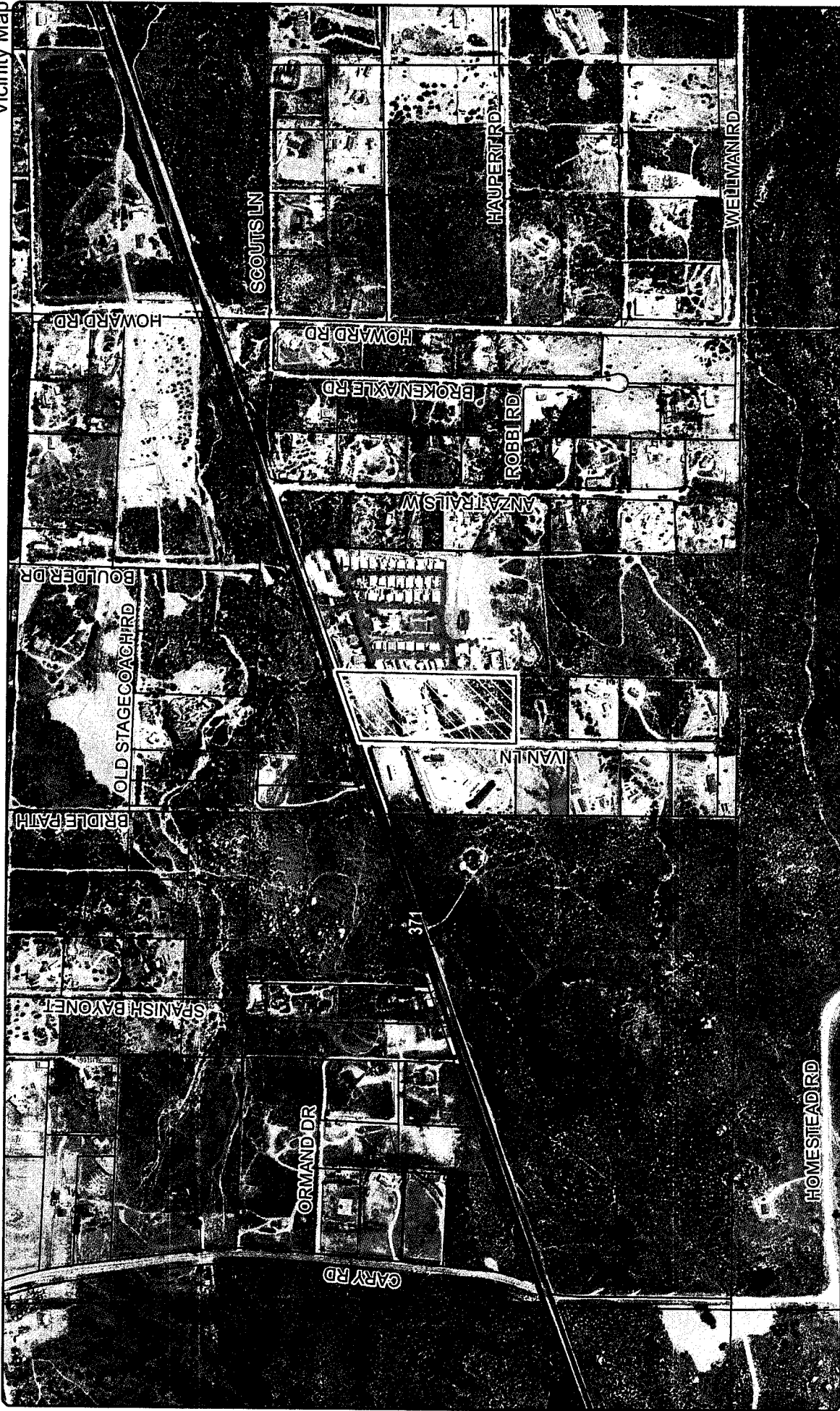
4. The subject site is currently designated as Assessor's Parcel Numbers: 572-230-006

Y:\Planning Case Files-Riverside office\PM34634\PC-BOS\pm34634-Staff Report-(2010).doc

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07460 PM34634
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

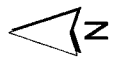
Date Drawn: 11/01/10
 Vicinity Map



Zoning Area: Cahujilla
 Township/Range: T7SR2E
 Section: 34

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

Assessors Bk. Pg. 572-23
 Thomas Bros. Pg. 934 C6
 Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07460 PM34634

LAND USE

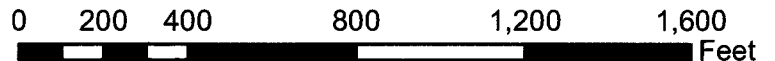
Supervisor Stone
District 3

Date Drawn: 11/01/10
Exhibit 1



Zoning Area: Cahuilla
Township/Range: T7SR2E
Section: 34

Assessors Bk. Pg. 572-23
Thomas Bros. Pg. 934 C6
Edition 2009



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

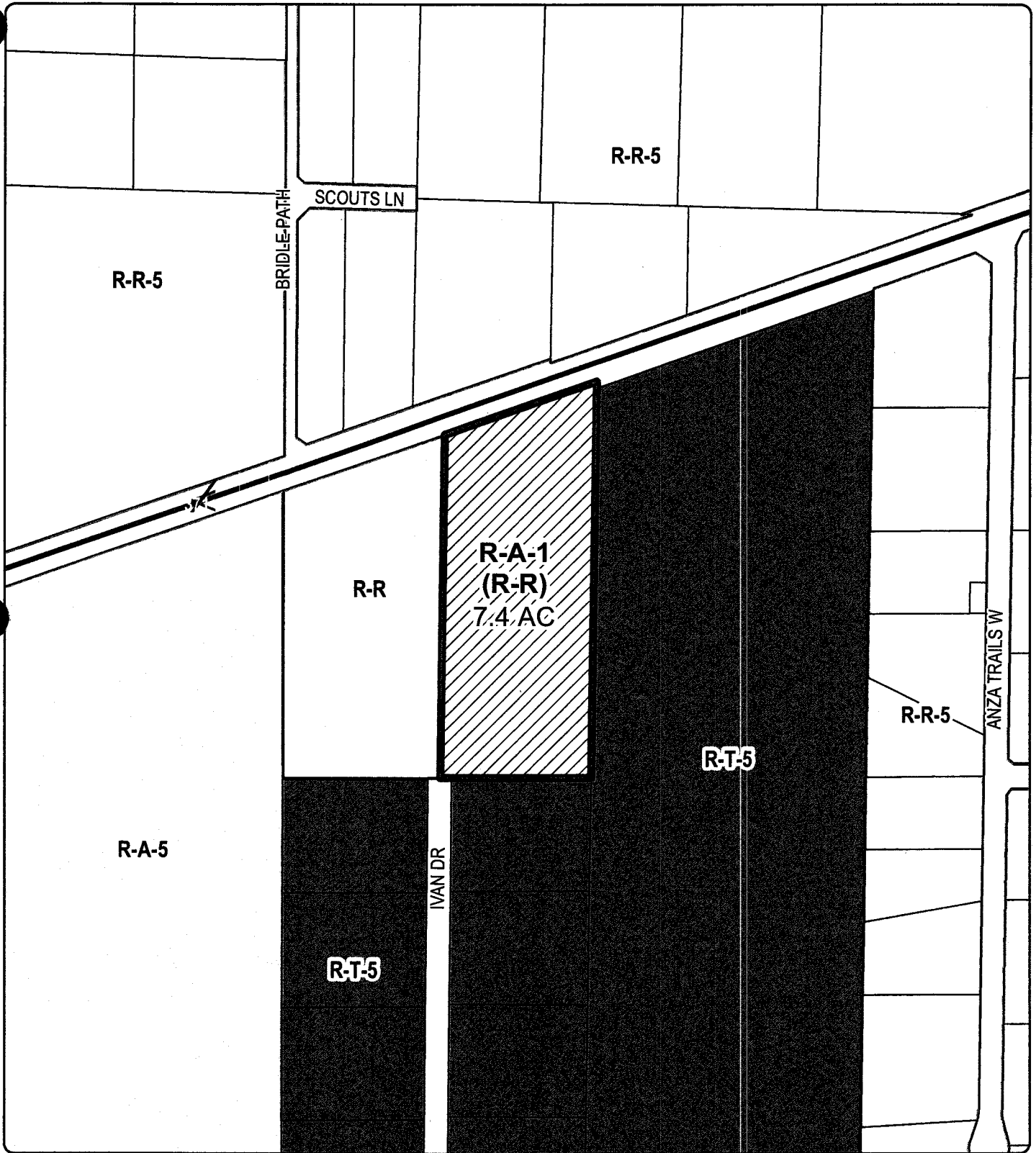
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07460 PM34634

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 11/01/10
Exhibit 3



Zoning Area: Cahuilla
Township/Range: T7SR2E
Section: 34

Assessors Bk. Pg. 572-23
Thomas Bros. Pg. 934 C6
Edition 2009



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



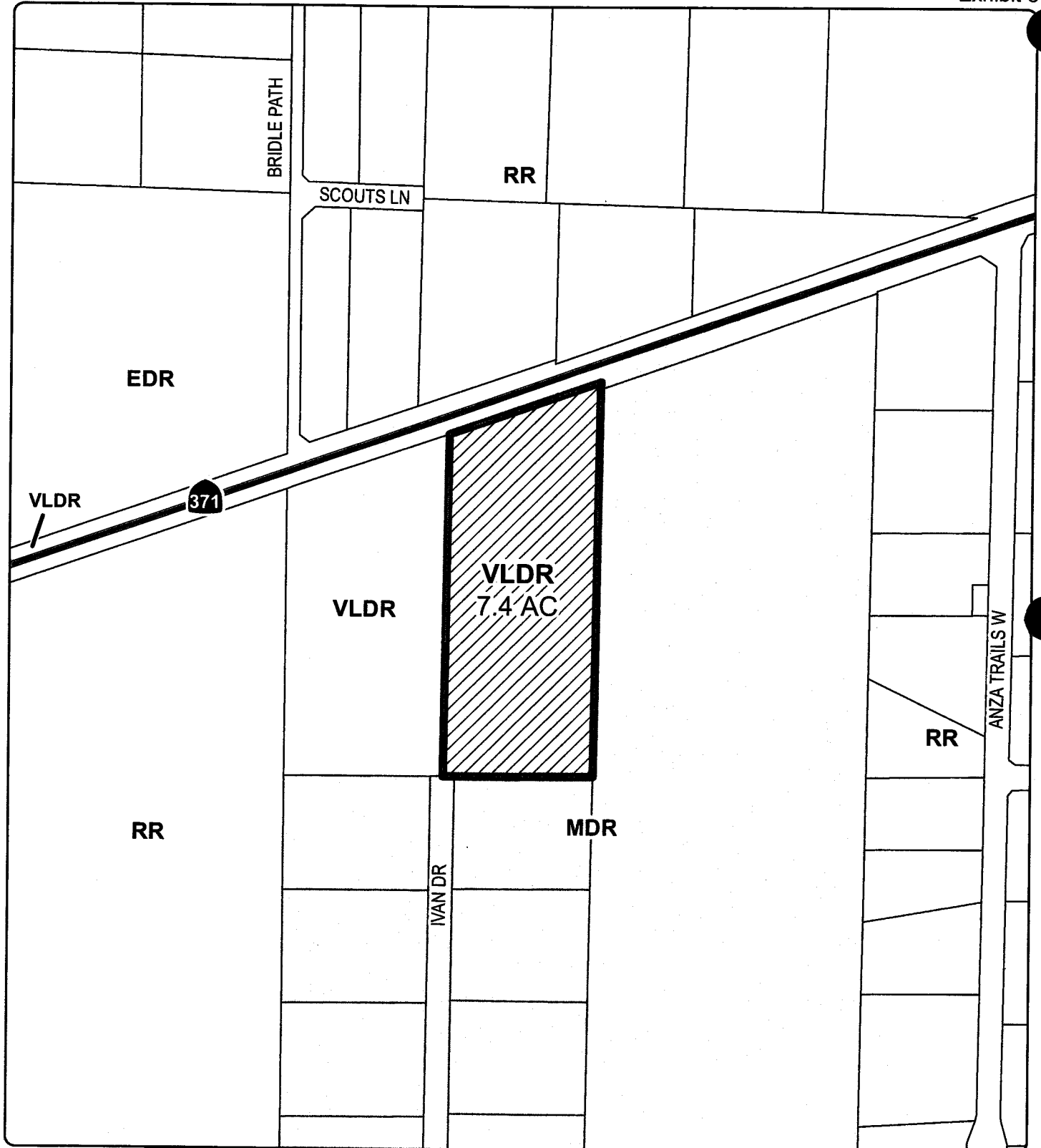
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07460 PM34634

EXISTING GENERAL PLAN

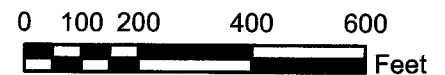
Supervisor Stone
District: 3

Date Drawn: 11/01/10
Exhibit 5



Zoning Area: Cahuilla
Township/Range: T7SR2E
Section: 34

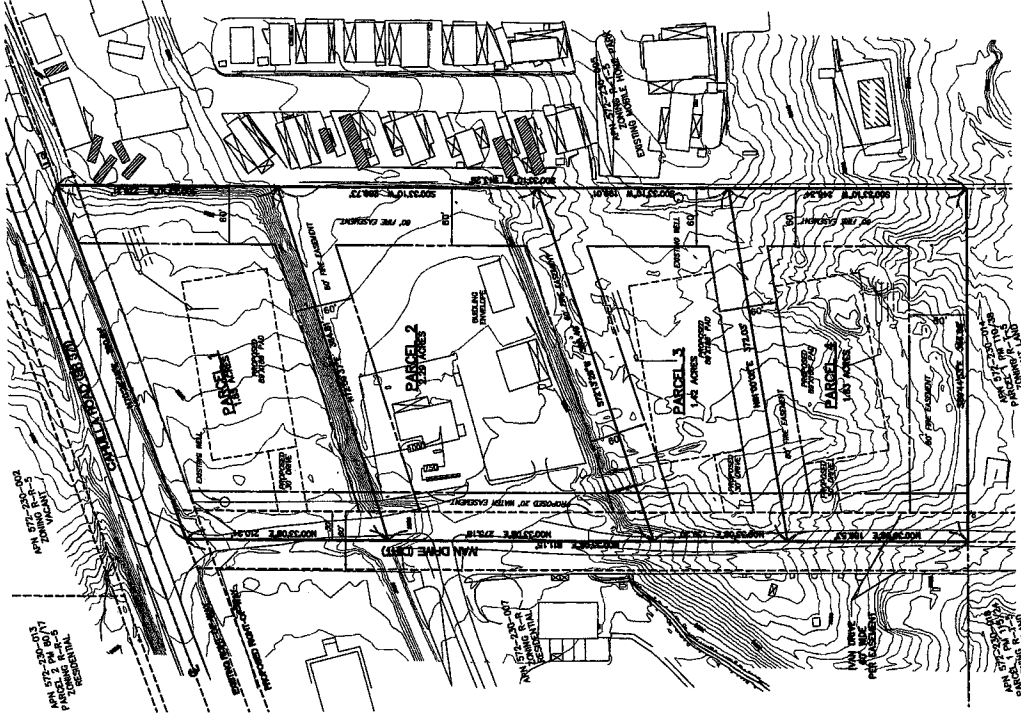
Assessors Bk. Pg. 572-23
Thomas Bros. Pg. 934 C6
Edition 2009



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

TENTATIVE PARCEL MAP NO. 34634 AMENDMENT No. 5

IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 BEING A DIVISION OF A PORTION OF THE EAST HALF OF THE WEST 88 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24,
 T7 S, R2 E, S88M, IN THE COUNTY OF RIVERSIDE, AS SHOWN TO THE ORIGINAL PLAT THEREOF, LYING SOUTH
 OF THE SOUTHERLY LINE OF THE ANZA CANALLA ROAD



DRAWN BY:
 P.O. BOX 544 92581
 APRIL (LAND)
 DAVID BERKNER
 215 BOX 144
 BALBOA, CA 92681
 (442) 236-914

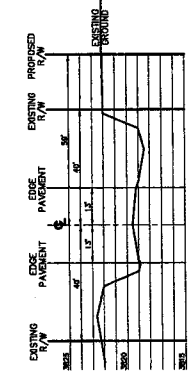
ENGINEER AND SURVEYOR:
 WINZLER & KELLY
 400 N. TUSTIN AVENUE, SUITE 230
 ANAHEIM, CALIFORNIA 92801
 (714) 972-2520 / FAX (714) 972-2281

AREA:
 2.37 ACRES REPT'S
 972-230-000

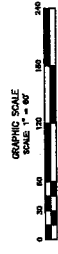
ASSessor'S PARCEL NUMBER:
 972-230-000

LEGAL DESCRIPTION:
 THAT CERTAIN TRACT OF LAND, BEING 88 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF MERIDIAN, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, AS SHOWN TO THE ORIGINAL PLAT OF THE ANZA CANALLA ROAD, EXCEPT THAT PORTION INCLUDED IN PARCELS 2, 3, 4 AND 5, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOWNSHIP: 7 SOUTH
RANGE: 2 EAST
SECTION: 24
COORDINATE: C-8



- LEGEND**
- BUILDING
 - TANKS
 - TREE/BUSH
 - POLE/POST
 - SEWPTIC TANK
 - PROPOSED LEACH FIELD
 - BOUNDARY
 - LOT LINE
 - EASEMENT



NOTE: CONSIDERING THE SIGNIFICANT ELEVATION DIFFERENCES, THE PADS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOULD NOT BE CONSTRUED AS AN ENGINEERING DRAWING.

FLOOD ZONE:
 THIS PARCEL IS DESIGNATED ZONE 'C', AREA OF ANNUAL FLOODING 1% TO 1% P.A. FROM MAP COMMUNITY-PANEL NUMBER 000005 2000 A.

SCHOOL DISTRICT:
 RIVERSIDE UNIFIED SCHOOL DISTRICT

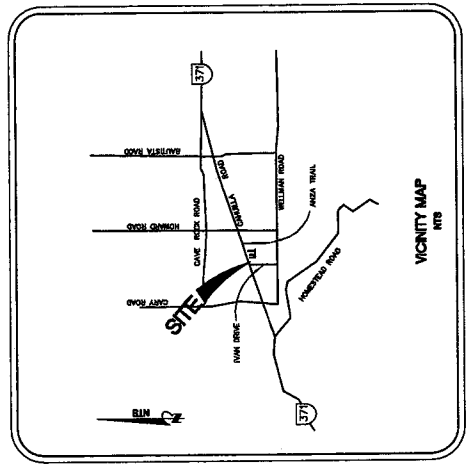
UTILITIES:
 GAS - 6" (10' FROM ADJACENT)
 WATER - 8" (10' FROM ADJACENT)
 SEWER - 8" (10' FROM ADJACENT)
 TELEPHONE - 4" (10' FROM ADJACENT)
 CABLE - 4" (10' FROM ADJACENT)

ZONING: R-1
PERMITTED USES: R-1
PROPOSED LAND USE: VDR

SOURCE OF TOPOGRAPHY:
 TOPOGRAPHY FROM AERIAL PHOTOGRAMMETRY FLOWN MAY 16, 2007

- NOTES:**
1. THIS PARCEL INCLUDES THE ENTIRE CONTIGUOUS UNIMPROVED SUBDIVISION.
 2. THIS PARCEL IS NOT WITHIN A SPECIAL PLAN.
 3. THIS PARCEL IS NOT WITHIN A SPECIAL PLAN.
 4. THIS PARCEL IS NOT IN A FLOOD ZONE AND NO FLOODING IS SHOWN ON THIS PARCEL.
 5. PAD SHOW HEREON ARE AT LEAST 10,000 SQ FT IN SIZE.
 6. THIS PROJECT IS WITHIN A RURAL VILLAGE OVERLAY OF THE GENERAL PLAN.

EASEMENTS:
 IVAN DRIVE IS A 60' EASEMENT PER INSTRUMENT NO. 26888 RECORDED 2/29/72



WINZLER & KELLY
 400 N. TUSTIN AVENUE, SUITE 230
 ANAHEIM, CALIFORNIA 92801
 (707) 442-8328 Fax (707) 444-2320 www.w-k.com

TENTATIVE PARCEL MAP NO. 34634 AMENDMENT No. 5
 BEING A DIVISION OF A PORTION OF THE EAST HALF OF THE WEST 88 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF MERIDIAN, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, AS SHOWN TO THE ORIGINAL PLAT OF THE ANZA CANALLA ROAD.

APPROVED BY: _____ DATE: _____

PREPARED BY: _____ DATE: _____

DATE: _____

SCALE: _____

PROJECT NO.: _____

FILE NO.: _____

DATE: _____

SCALE: _____

PROJECT NO.: _____

FILE NO.: _____

SCHEDULE 'H'

GRAPHIC SCALE

0 50 100 150 200

WINZLER & KELLY
 400 N. TUSTIN AVENUE, SUITE 230
 ANAHEIM, CALIFORNIA 92801
 (707) 442-8328 Fax (707) 444-2320 www.w-k.com

TENTATIVE PARCEL MAP NO. 34634 AMENDMENT No. 5
 BEING A DIVISION OF A PORTION OF THE EAST HALF OF THE WEST 88 ACRES OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF MERIDIAN, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF, AS SHOWN TO THE ORIGINAL PLAT OF THE ANZA CANALLA ROAD.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41175

Project Case Type (s) and Number(s): Change of Zone No. 7460, Tentative Parcel Map No. 34634

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Adrienne Rossi

Telephone Number: (951) 955-6925

Applicant's Name: David Kirchner

Applicant's Address: P.O. Box 646, Balboa, CA 92661

I. PROJECT INFORMATION

A. Project Description: The Change of Zone proposes to change the site's existing zoning from Rural Residential (R-R) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a schedule "H" subdivision of 7.4 gross acres into four (4) residential parcels ranging in size from 1.4 acres to 2.29 acres.

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

C. Total Project Area: 7.4 Gross Acres

Residential Acres: 7	Lots: 4	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 0			

D. Assessor's Parcel No(s): 572-230-006

E. Street References: Northerly of Wellman Road, southerly of Cahuilla Road (State Hwy-371), easterly of Ivan Drive, and westerly of Anza Trails.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 24, Township 7 South, and Range 2 East.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site has two existing structures and has some vegetation on the southerly portion of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Community Development: Rural Residential (CD: RR) (1-acre minimum)
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. Any potential impact to the General Plan Circulation Element will be analyzed in this initial study.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project. Any potential impacts will be analyzed in this initial study.

- 4. **Safety:** The proposed project is not located within special hazard zones (including dam inundation zone, liquefaction, etc.). However, the site is located within a high fire area. Any potential safety issues will be analyzed in this initial study.
- 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. Any potential noise impacts will be analyzed in this initial study.
- 6. **Housing:** The project is proposing a residential land division of 7.4 gross acres into 4 residential parcels. Any potential housing impacts will be analyzed in this initial study.
- 7. **Air Quality:** Any potential Air Quality impacts will be analyzed in this initial study.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR)

E. Overlay(s), if any: Rural Village Overlay (RVO)

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Area Plan: The Riverside Extended Mountain Area Plan - Foundation Components: Rural to the north, east, south and west - Land Use Designation: Rural Residential (R-R) to the north, Medium Density Residential (MDR) to the east and south, Very Low Density Residential (VLDR) to the west - Overlay: Rural Village Overlay (RVO).

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: Residential Agricultural - 1 Acre Minimum (R-A-1)

K. Adjacent and Surrounding Zoning: R-R-5 to the north, R-T-5 to the east and south, and R-R to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |

- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions

- Mineral Resources
- Noise
- Population / Housing
- Public Services

- Other:
- Other:
- Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B)

Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Adrienne Rossi

Signature

March 28, 2011

Date

Adrienne Rossi, Project Planner

Printed Name

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

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

Findings of Fact:

- a) There will be no impact to a scenic highway corridor for the project site is located off of State Highway 371; which is not a designated scenic highway.
- b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

Findings of Fact:

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

a) According to the RCIP, the project site is located within (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory (15.22 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level (COA 50.PLANNING.23). These are standard requirements and not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The parcels created by this tentative map will ultimately be developed with residential units similar in character with the surrounding residential development and therefore it is not expected that any significant new sources of light or glare will be created, nor expose any adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

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

Findings of Fact:

a)-d) No portion of the project site is designated as either Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the County's GIS database. No agricultural uses are being conducted on the project site, as well as within the immediate vicinity of the project site. The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural uses. The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses as the project site is vacant and is not being used for agricultural uses.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a)-c) No portion of the subject site is identified as being designated as Parks and Forests. Therefore the project will not 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)). The vicinity is designated as Prime Farmland and Farmland of Local Importance. The land uses

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

surrounding the project site do not include active forest land and are primarily agricultural. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a)-f) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP and 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. The Riverside County General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality

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

planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the County's Air Quality Element. The County is charged with implementing the policies in its General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE. 5) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors and is not located near a substantial point source emitter. These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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 conservation plan?

b) Have a substantial adverse effect, either directly or

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

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

a)-g) The proposed project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Cell. 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). nor did they identify any 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. The County if Riverside Environmental Programs Department does not see that the project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites and does not believe the project will 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, there will be no 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 and does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on the review conducted by the Riverside County Archaeologist, the project will not alter or destroy an historic site.

b) Based on the review conducted by the Riverside County Archaeologist, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities unique historical resources are discovered, certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.2). These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Based on the review conducted by the Riverside County Archaeologist, the project will not alter or destroy any archaeological site. If during ground disturbance activities a unique archaeological resource is unearthed certain procedures outlined by the Planning Department shall be implemented

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

(COA 10.PLANNING.19). These are standard requirements and not considered mitigation pursuant to CEQA.

b) The Riverside County Archaeologist, has determined that the project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. If during ground disturbance activities unique archaeological resources are unearthed certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.18). These are standard requirements and not considered mitigation pursuant to CEQA.

c) The project will not disturb any human remains, including those interred outside of formal cemeteries. If during ground disturbance activities human remains are encountered, no further disturbance shall occur until a final decision as to the treatment and disposition has been made (COA 10.PLANNING.18). These are standard requirements and not considered mitigation pursuant to CEQA.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. These are standard requirements and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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"

Findings of Fact:

a) The County Geologist determined that the project site will not indirectly destroy a unique paleontological resource, or site, or unique geologic feature due to this site being mapped as having a low potential for paleontological resources.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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

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

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.

Findings of Fact:

a) Based on the review of the project site's location, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No earthquake fault zones are known to traverse the project site. The potential for surface rupture is highly unlikely.

b) The project will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. No earthquake faults are known to traverse the subject site.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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) Based on the review conducted by the Riverside County Geologist, the project will not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) 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. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

15. Ground Subsidence

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

Source: Project Application Materials, GIS Database.

Findings of Fact:

a) The project has been reviewed and cleared by the Geology Department with no additional information suggesting that the site is 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.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

Source: Riverside County General Plan, Project Application Materials.

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

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

17. Slopes

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

Source: Project Application Materials

Findings of Fact:

a)-c) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project, the project does not propose slopes greater than 2:1 or higher than 10 feet and grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

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

Findings of Fact:

a)-c) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Review by the County Geologist did not identify expansive soils as an issue of concern. Therefore, the site is considered as exhibiting a low expansion potential. It has been determined that the project does not 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. However, a site evaluation will be required for all proposed new Onsite Wastewater Treatment Systems (COA 10.EHEALTH.5). These are standard requirements and are not considered mitigation pursuant to CEQA, therefore, impacts are considered to be less than significant with some mitigation required.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

19. Erosion

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

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

Findings of Fact:

a) & b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and 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. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.2 and 10.TRANS.3). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site.

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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:

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 land subdivision creating 4 residential parcels ranging in size from 1.42 acres to 2.29 acres. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is 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 type of residential development proposed by this project would not exceed 4 primary units, 8 if all parcels 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 as the time of approval would be Assembly Bill (AB) No. 32. This project does not conflict with the requirements of AB 32.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, Department of Environmental Health Review.

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c) & d) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

23. Airports

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

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

Findings of Fact:

a) - d) The project is not located within an Airport Master Plan or within an airport or airport influence area. As such, review by ALUC is not necessary. The project is also not located within an airport land use plan or within two miles of a public airport or a public use airport, and is not located within the vicinity of a private airstrip or heliport, as such, no safety hazard will be posed to people residing or working in the project area. There are no impacts anticipated.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet for the map with the notation that the project is within a hazardous fire area (COA 50.FIRE.1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and

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

access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 50.FIRE.3).

Mitigation: The project has been conditioned to provide an Environmental Constraints Sheet for the map with the notation that the project is within a hazardous fire area (COA 50.FIRE.1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 80.FIRE.3).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Fire Department and the Building and Safety Department through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or 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:

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

a)-c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site or violate any water quality standards or waste discharge requirements. The project does not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

d) 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 (COA 10.TRANS.2 and 10.TRANS.3). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA

e)-h) 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 and will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows. The project is not anticipated to substantially degrade water quality and will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors).

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on – or off the site.
- b) The proposed project receives minimal offsite runoff from the east; therefore, the impacts should be less than significant.
- c) 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.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

27. Land Use

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: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The Tentative Parcel Map proposes a subdivision of 7.4 acres into four (4) residential parcels ranging in size from 1.4 acres to 2.29 acres. The subdivision is consistent with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, with a 1 acre minimum. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.
- b) According to RCLIS (GIS Database) the proposed project is not located within a city of sphere of influence or adjacent to a city or county; therefore, there will be no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<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
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 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 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 – 1 acre minimum (R-A-1). The development, a subdivision of 7.4 acres into four (4) residential parcels with a minimum parcel size of 1.4 and a maximum parcel size of 2.29, 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 5 acre minimum (R-R-5) to the north, Mobile Home Park (R-T-5) to the east and south and Rural Residential (R-R) to the west. Therefore, the proposed project is compatible with the existing surrounding zoning and no impacts should occur.

c) The project site is surrounded by scattered mobile homes and State Highway 371 to the north, mobile home park to the east, vacant land and single family residences to the south and a horse training track to the west. The project is proposing 1-acre minimum single family residential parcels which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Very Low Density Residential (1 acre minimum). The project is proposing to subdivide 7.4 acres into four (4) residential parcels with a minimum parcel size of 1 acre. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation proposed.

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?

b) Result in the loss of availability of a locally-important

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project 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, there are no impacts.

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 are no impacts.

c) 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. There are no impacts.

d) The 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. There are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

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

Findings of Fact:

a) The project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials.

Findings of Fact:

The proposed project is located off of State Highway 371; however, it only affects one parcel, therefore, the impacts are less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

33. Other Noise

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

NA A B C D

Source: Project Application Materials, GIS database

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 proposed.

Monitoring: No monitoring 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"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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 four (4) residential parcels which are similar in intensity to neighborhood properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

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

b) The 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 33a, construction hours will 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 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 expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

a) The proposed project site is vacant with the exception of one parcel which has an existing structure. However, the project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The impacts are considered less than significant.

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

- b) The project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing and there will be no impacts.
- c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are anticipated.
- d) The project will not affect any County Redevelopment Project Area; therefore, there are no impacts.
- e) The project proposes the subdivision of 7.4 acres into four (4) 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 proposed.

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:

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 environment effect generated by new development projects (COA 10.PLANNING.14). 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 proposed.

Monitoring: No monitoring required.

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

37. Sheriff Services

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

Source: Riverside County General Plan

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 Elsinore 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 (COA 10.PLANNING.14). The proposed project is required to pay these development 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 less than significant impacts on sheriff services and no mitigation is required.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

38. Schools

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

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The Hemet 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 State Law. Fees are required to be paid prior to issuance of building permits (COA 80.PLANNING.7). 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 proposed.

Monitoring: No monitoring required.

39. Libraries

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

Source: Riverside County General Plan

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 (COA 10.PLANNING.14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant 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 proposed.

Monitoring: No monitoring required.

RECREATION

41. Parks and Recreation

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

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

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

a) The proposed project does not involve the construction or expansion of recreational facilities. Therefore, there are no impacts anticipated.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the four (4) residential parcels, 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.

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

c) The project would potentially incrementally increase the use of some types of recreational facilities in the Riverside Extended Mountain Area Plan. The project site is located within a Community Service Area (CSA153) entitle to collect Quimby Fees (COA 50.PLANNING.7). This is a standard condition of approval and is not considered unique mitigation under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

42. Recreational Trails

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 impacts on recreational trails.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

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.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street parking." The project also will not conflict with an applicable congestion management plan; therefore, there is no impact.

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, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

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

h) The project will not result in inadequate emergency access or access to nearby uses. There is no impact.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring 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 effects?

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) & b) The project site will not require new water treatment facilities or expansion of existing facilities. The site has existing wells therefore has sufficient water supplies available to serve the project from existing entitlements and resources or new or expanded entitlements. There are no impacts.

Mitigation: No mitigation proposed.

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

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

Source: Department of Environmental Health Review

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

Findings of Fact:

- a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impacts are considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the sites projected demand in addition to the provider's existing commitments. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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"/>
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"/>

Source: Riverside County General Plan, 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 proposed.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan

Findings of Fact:

a)-c) The project proposes the addition of four (4) 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.

d) Storm water drainage will be handled off site.

e) Cumulative 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 off-site utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

49. Energy Conservation

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

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

Source:

Findings of Fact:

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 proposed.

Monitoring: No monitoring required.

OTHER

50. Other:

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

Source: Staff review

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

Findings of Fact: No other Environmental impacts were identified.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, 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.

52. 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.

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

Source: Staff review, project application

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

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

GIS: Riverside County Geographic Information System database.

Riverside Extended Mountain Area Plan, adopted October 2003.

WRCMSHCP: Western Riverside County Multiple Species Habitat Conservation Plan, adopted June 17, 2003.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. 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.

Revised: 4/18/2011 10:37 AM
EA 2010.docx



CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

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.34634 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No.34634, Amended No. 4, dated 12/27/10.

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 Tentative Parcel Map is a schedule "H" subdivision of 7.4 gross acres into four (4) residential parcels ranging in size from 1.4 to 2.29 acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.)
COUNTY.

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

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.

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. 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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

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

RECOMMND

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#34634 - COMMENTS

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Lots#1,3, and 4 of Parcel Map#34634 based on AM/PAC Soils Percolation Report Project#06-9898 dated May 9, 2006 provided that all parameters set forth by this report is maintained. An existing OWTS currently provides service to an existing primary residence located on Lot#2. All components of Lot#2's existing OWTS has been C42 Certified by Whitehouse Sanitation on August 1. 2006.

10.E HEALTH. 2 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

- a) Any additional or new plumbing will be connected to an existing septic system(s).
- b) The location of the existing septic system(s) is unknown.
- c) The existing septic system(s) will be upsized or modified.
- d) The existing septic system(s) appears not to be in good working repair.

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.E HEALTH. 3 OWTS/ATU PLANS & FLOOR 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 (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

10.E HEALTH. 4 OWTS/ATU-MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATUs) must 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 "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 5 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), 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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.E HEALTH. 5 DEH SITE EVALUATION (cont.)

RECOMMND

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.**

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 34634 is a proposal to subdivide 7.40 gross acres into 4 parcels with a minimum lot size of 1 acres in the Cahuilla area. The project is located on the northerly of Wellman Rd., southerly of Cahuilla Rd., easterly of Ivan Dr. and westerly of Anza Trails.

The proposed project receives minimal offsite runoff from the east. The proposed parcels are large lots and have adequate area outside of the natural watercourses for building sites. The natural watercourses 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. New construction should comply with Section 1B of Ordinance 457, by elevating the finished floor a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 2 MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 12 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 4 MAP NOTE ON ECS

RECOMMND

A note shall be placed on the ECS stating that "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

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP NOTE ON ECS (cont.) RECOMMND

Worksheet and the appropriate plan check fee deposit.

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 - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-1 zone.

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

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

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

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

RECOMMND

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

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

10.PLANNING. 15 MAP-OFF HIGHWAY VEHICLE USE

RECOMMND

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

10.PLANNING. 17 MAP - EXISTING SECOND UNITS

RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - EXISTING SECOND UNITS (cont.)

RECOMMND

after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

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

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

10.PLANNING. 18 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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 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 it 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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 20 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

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.)

RECOMMND

potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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.

10.PLANNING. 21 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 (cont.) RECOMMND

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all 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 unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside 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.

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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 radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#98-ECS-HYD/WTR TANK (cont.) RECOMMND

provided, either: 1) a domestic water system with an approved fire hydrant within 250 of any portion of the lot frontage, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 6 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.

FLOOD RI DEPARTMENT

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

A note shall be placed on the ECS stating that "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.

50.FLOOD RI. 5 MAP ELEVATE FINISH FLOOR ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 12 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

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,

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

50. PRIOR TO MAP RECORDATION

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

the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 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 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.

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

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No.7460 has 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. 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.

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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

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

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

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W/SUR RECOMMND

Sufficient right-of-way along SH-371 (Cahuilla Road) shall be dedicated for public use to provide for a 59 foot half width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient right-of-way along Ivan Drive shall be dedicated for public use to provide for a 30 foot half width right-of-way per County Standard No. 105, Section "D", Ordinance 461.

50.TRANS. 6 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.

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on SH-371 (Cahuilla Road) and so noted on the final map.

50.TRANS. 8 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign at the intersection of Cahuilla Road (SH-371) and Ivan Drive in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 14 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. 24 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

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 ingle family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 MAP SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. 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

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7460 has been approved and adopted by the Board of Supervisors and has been made effective.

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 Division 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.

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

05/18/11
14:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PARCEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. 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

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

Pursuant to Ordinance No. 460, Section 13.1, all utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

CEL MAP Parcel Map #: PM34634

Parcel: 572-230-006

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER PROVISION

RECOMMND

Since these lots are to be served by water by well(s), pumps, and water tanks, an Individual Domestic Water Well permit will be required for each lot. Well sharing Agreements approved by the Department and recorded on the affected property deeds may be used in lieu of individual wells. The requirements for an individual domestic water well permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity (to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water wells.

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

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 3 USE-FEE STATUS

RECOMMND

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

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

DATE: January 9, 2007

TO:

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

Co. Sheriff's Office
Anza Municipal Advisory Council
Hemet Unified School Dist.
Southern Ca. Edison Co.
Caltrans #8
Verizon Engineering
EIC "Attachment A"
US Postal Service
San Diego Regional WQCB
Riverside Transit Agency
Pechanga Band of Indians
Ramona Band of Indians
Cahuilla Band of Indians

CHANGE OF ZONE NO. 7460, TENTATIVE PARCEL MAP NO. 34634 – EA41175 – Applicant: Ian Wilson Land Surveying, Inc. – Engineer/Representative: Ian Wilson Land Surveying, Inc. – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails – 7.40 Gross Acres – Zoning: Rural Residential (RR) – **REQUEST: Change of zone request from R-R to R-A-1 (Residential Agricultural – 1 Acre Minimum) and a Schedule 'H' proposal to subdivide 7.40 gross acres into 4 parcels with 1 acre minimums. – APN: 572-230-006 – Concurrent Cases: CZ07460, PM34634**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on February 1, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 30, 2007

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

RE: Change of Zone No. 7460 and Tentative Parcel Map No. 34634
Proposal: Change the existing Rural Residential (R-R) zone to Residential Agriculture 1
acre min. (R-A-1); Subdivision of 7.4 acres into 4 parcels.
APN: 572-230-006

Dear Ms. Chou:

The Riverside County Waste Management Department has reviewed the proposed project located north of Wellman Road, south of Cahuilla Road, and east of Ivan Drive, in the Riverside Extended Mountain Area Plan (REMAP). This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

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

Sincerely,

Ryan Ross, Planner

PD#46120 v21

CC004079

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 34634 DATE SUBMITTED: 11/29/06

APPLICATION INFORMATION

Applicant's Name: Ian Wilson Land Surveying E-Mail: laura@iwlis.net

Mailing Address: PO Box 893910

Temecula California 92589-3910
City State ZIP

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

Engineer/Representative's Name: Ian Wilson Land Surveying E-Mail: laura@iwlis.net

Mailing Address: PO Box 893910

Temecula California 92589-3910
City State ZIP

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

Property Owner's Name: David A. Kirchner E-Mail: _____

Mailing Address: PO Box 646

Balboa California 92661
City State ZIP

Daytime Phone No: (949) 673-3210 Fax No: (949) 673-3210

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 (02/24/05)

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

045209

C207460 FA 41175 CFG004079

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

divide 7.4 acre parcel into four (4) parcels through a schedule H parcel map

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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) on-site septic

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import N/A Export N/A Neither N/A

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

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) *D. A. [Signature]*

Date

Sept. 8 '06

Owner/Representative (2) _____

Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	PM 34634
Project Location:	53615 Hwy 371, Anza, CA, 92539
Project Description	Divide 7.4 acre parcel into four (4) parcels through a Schedule H parcel map

Proposed Project Consists of or includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]		✓
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.		✓
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.		✓
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.		✓
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].		✓
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.		✓
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		✓
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.		✓
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.		✓
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.		✓

¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multi-Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

Any question answered "YES" Project requires a project-specific WQMP.

If questions are answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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. 7460, TENTATIVE PARCEL MAP NO. 34634 – Mitigated Negative Declaration- Applicant: David Kirchner –Engineer/Representative: Winzler and Kelly Land Surveying – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – Community Development: Very Low Density Residential (VLDR) (1 Acre Minimum) – Location: Northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails – 7.40 Gross Acres – Zoning: Rural Residential (RR) – REQUEST: The Change of zone proposes a change from Rural Residential (R-R) to Residential Agriculture -1 Acre Minimum (R-A-1). The Parcel Map is a Schedule 'H' subdivision of 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 18, 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, Adrienne Rossi, at 951-955-6925 or email arossi@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: Adrienne Rossi
P.O. Box 1409, Riverside, CA 92502-1409

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, David Mares, certify that on 4/5/11,
Print name Date

the attached property owner's list was prepared by:

David Mares for the following project, PM 34634,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: David Mares

Title/Registration: Principal Planner

Address: 4080 Lemon St.

Address: _____

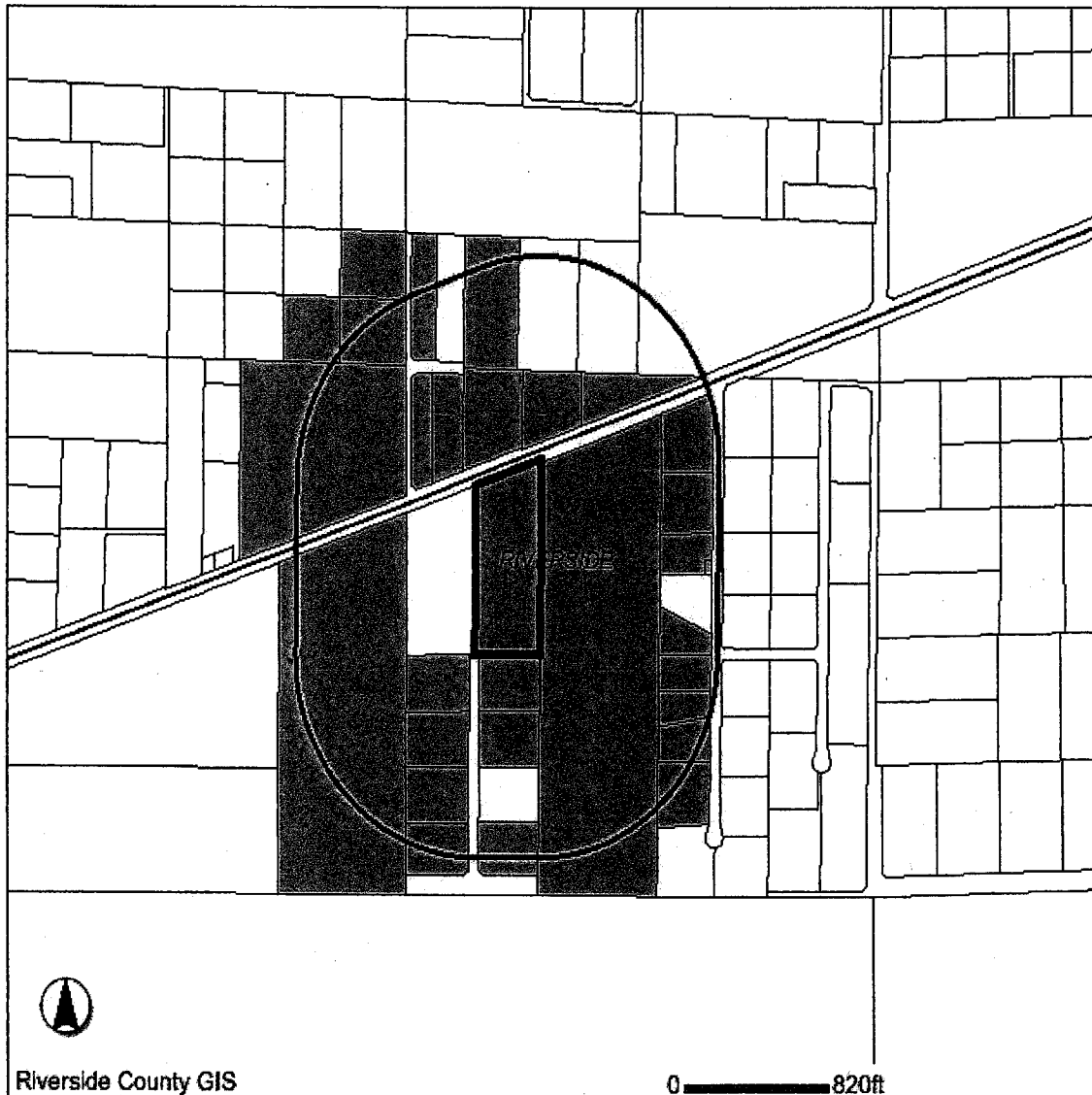
City: Riverside State: Ca Zip: 92502

Telephone No.: (951) 955-9076 Fax No.: () _____

E-Mail: Dmares@RCTLMA.ORG

Case No.: PM 34634

PM34634

**Selected parcel(s):**

572-210-011 572-220-003 572-230-002 572-230-003 572-230-004 572-230-005 572-230-006
 572-230-012 572-230-013 572-230-014 572-230-015 572-230-017 572-230-018 572-230-019
 572-230-020 572-230-021 572-240-004 572-240-031 572-240-032 572-240-033 572-240-035
 572-240-036 572-240-037 572-240-038 572-240-039 572-270-017 572-270-020 572-270-021
 572-280-003 572-280-013

IMPORTANT

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

MAP PRINTED ON...04/5/2011

APN: 572210011 ASMT: 572210011
ANGELO R SOUSA
ISALTINA T SOUSA
33971 ORO FINO CT
YUCAIPA CA 92399

APN: 572220003 ASMT: 572220003
HARTWELL R LONG
3420 FAIRESTA ST
LA CRESCENTA CA 91214

APN: 572230020 ASMT: 572230020
CHRISTY ANN COPE
2000 CORPORATE DR APT 913
LADERA RANCH CA 92694

APN: 572230002 ASMT: 572230002
WILLIAM D SUYAT
MILA B SUYAT
14217 COEUR D ALENE CT
VALLEY CENTER CA 92082

APN: 572230003 ASMT: 572230003
EUGENE E HAWKINS
CHARLOTTE M HAWKINS
19782 LARKRIDGE DR
YORBA LINDA CA 92886

APN: 572240004 ASMT: 572240004
RUBY SOSA, ROBERT J HORD
KIM WHITACRE, ROBERTA A KRANZ
ETAL. C/O ALANA CALL
39701 ANZA TRAILS W
ANZA CA 92539

APN: 572230004 ASMT: 572230004
PATRICK DUNDON
14352 BEACH BLV NO 113 N
WESTMINSTER CA 92683

APN: 572230005 ASMT: 572230005
ANGELO FORTE
LORETTA FORTE
2740 BANYAN TREE LN
HEMET CA 92545

APN: 572240032 ASMT: 572240032
ELIAS YVONNE M ESTATE OF
C/O DOROTHY A MUMMERT
2445 SKYVIEW RIDGE F205
MURRIETA CA 92562

APN: 572230006 ASMT: 572230006
DAVID A KIRCHNER
P O BOX 646
BALBOA CA 92661

APN: 572230012 ASMT: 572230012
JAMES R HAHN
MARY E HAHN
4211 W 1ST ST NO 131
SANTA ANA CA 92703

APN: 572240035 ASMT: 572240035
JAMES S WHITEGON
CARMEN WHITEGON
P O BOX 390681
ANZA CA 92539

APN: 572230013 ASMT: 572230013
JAMES R HUHN
MARY E HUHN
4211 W 1ST ST NO 131
SANTA ANA CA 92703

APN: 572230014 ASMT: 572230014
NANCY L GRANT
SONIA Y WHEELER
P O BOX 1255
OCEANSIDE CA 92054

APN: 572240037 ASMT: 572240037
ROBERT K COZZENS
PAULINE E COZZENS
C/O FRANK A KOROSHEC JR
15561 LAS FLORES DR
SAN MARCOS CA 92069

APN: 572230015 ASMT: 572230015
MATTHEW JOHN EVANS
JEAN EVANS
P O BOX 391251
ANZA CA 92539

APN: 572230017 ASMT: 572230017
HOWARD Y KIM
SUSAN S KIM
P O BOX 391017
ANZA CA 92539

APN: 572240039 ASMT: 572240039
MICHAEL MRSNY
JOY SUE MRSNY
P O BOX 390912
ANZA CA 92539

APN: 572230018 ASMT: 572230018
EUGENIA VARGAS
JOSE VARGAS
2229 S LOWELL
SANTA ANA CA 92707

APN: 572230019 ASMT: 572230019
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 572230021 ASMT: 572230021
MORGAN FAMILY LIMITED PARTNERSHIP
P O BOX 390362
ANZA CA 92539

APN: 572240031 ASMT: 572240031
VINITA M PARRISH
DOROTHY A MUMMERT
P O BOX 17402
ANAHEIM CA 92817

APN: 572240033 ASMT: 572240033
ROBERT J HORD
WILLIAM D NIEDFELT
1253 E CAMPANIS LN
PLACENTIA CA 92870

APN: 572240036 ASMT: 572240036
ROBERT A HANSON
28935 CALLE DEL LAGO B
MURRIETA CA 92563

APN: 572240038 ASMT: 572240038
PEDRO D ALVAREZ
P O BOX 390004
ANZA CA 92539

APN: 572270017 ASMT: 572270017
BAUDELIO G SANDOVAL
MARIBEL SANDOVAL
36298 GLEN OAKS RD
TEMECULA CA 92592

APN: 572270020 ASMT: 572270020
DANIELL WELTY
CYNTHIA WELTY
370 E PHEASANT VIEW DR
DRAPER UT 84020

APN: 572270021 ASMT: 572270021
IQBAL AHMED
4507 WHEELER AVE
LA VERNE CA 91750

APN: 572280003 ASMT: 572280003
OTTO JOE SCHUETZ
KARLETTA L SCHUETZ
2623 YORBA LINDA BLV 121
FULLERTON CA 92831

APN: 572280013 ASMT: 572280013
CORNELIUS GROENENBERG
DOREEN GROENENBERG
373 HIGHLAND PL
ESCONDIDO CA 92027

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

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

CALTRANS District #8
ATTN: Nate Pickett
464 W. 4th St. 6th Floor
San Bernardino, Ca 92401

Hemet Unified School Dist.
2350 W Latham Ave
Hemet, CA 92545

Growth Management,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Verizon Engineering
9 South 4th St.
Redlands, CA 92373

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

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

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

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

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

Santa Rosa
Band of Cahuilla Mission Indians
35 N. Western St.
Hemet, CA 92343

Applicant
David Kirchner
P.O. Box 646
Newport Beach, CA 92661

Engineer
Winzler and Kelly Land Surveying
400 N Tustin Ave Ste 230
Santa Ana, CA 92705





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 7460; TPM 34634

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 1, 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 2:02 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7460 TPM 34634

Received for publication on July 1

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 1:14 PM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7460 TPM 34634

One more Notice for Hearing, for publication on Friday, July 1, 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.**

Gil, Cecilia

From: Tammi Swenson <TSwenson@californian.com>
Sent: Tuesday, June 28, 2011 1:23 PM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7460 TPM 34634

Got it! Thank you =)

PLEASE NOTE: Pub dates in **green** are deadlining **TODAY**

LEGAL ADVERTISING HOLIDAY DEADLINES

INDEPENDENCE DAY 2011

<u>PUB DATE</u>	<u>DEADLINE</u>
Friday 7/01	Tuesday 6/28 10am
Saturday 7/02	Tuesday 6/28 2pm
Sunday 7/03	Wednesday 6/29 10am
Monday 7/04	Wednesday 6/29 2pm
Tuesday 7/05	Wednesday 6/29 5pm
Wednesday 7/06	Thursday 6/30 2pm
Thursday 7/07	Friday 7/01 10am

Tammi Swenson | Legal Advertising Executive | The Californian & North County Times | 951-676-4315 ext 2604



From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Posted At: Tuesday, June 28, 2011 1:15 PM
Posted To: Legals - Californian
Conversation: FOR PUBLICATION: ZC 7460 TPM 34634
Subject: FOR PUBLICATION: ZC 7460 TPM 34634

Here's the other Notice of Public Hearing, for publication on Friday, July 1, 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 CAHUILLA ZONING AREA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN (REMAP), THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 12, 2011 at 1:30 P.M.** to consider the application submitted by David Kirchner – Winzler and Kelly Land Surveying, on **Change of Zone No. 7460**, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture – 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 34634, Schedule H**, which proposes to subdivide 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres (“the project”). The project is located northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails in the Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP), Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41175**.

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 ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@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

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, June 29, 2011 4:33 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7460 TPM 34634

received and posted

From: Gil, Cecilia
Sent: Wednesday, June 29, 2011 2:30 PM
To: Meyer, Mary Ann
Subject: FW: FOR POSTING: ZC 7460 TPM 34634

I think I'm missing this one...

Cecilia Gil

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

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

From: Gil, Cecilia
Sent: Tuesday, June 28, 2011 1:16 PM
To: Meyer, Mary Ann
Subject: FOR POSTING: ZC 7460 TPM 34634

One more for POSTING....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.***

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 7460 and T~~P~~M 34634

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

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, David Mares, certify that on 4/5/11,
Print name Date

the attached property owner's list was prepared by:

David Mares for the following project, PM 34634,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of 1000 feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: David Mares

Title/Registration: Principal Planner

Address: 4080 Lemon St.

Address: _____

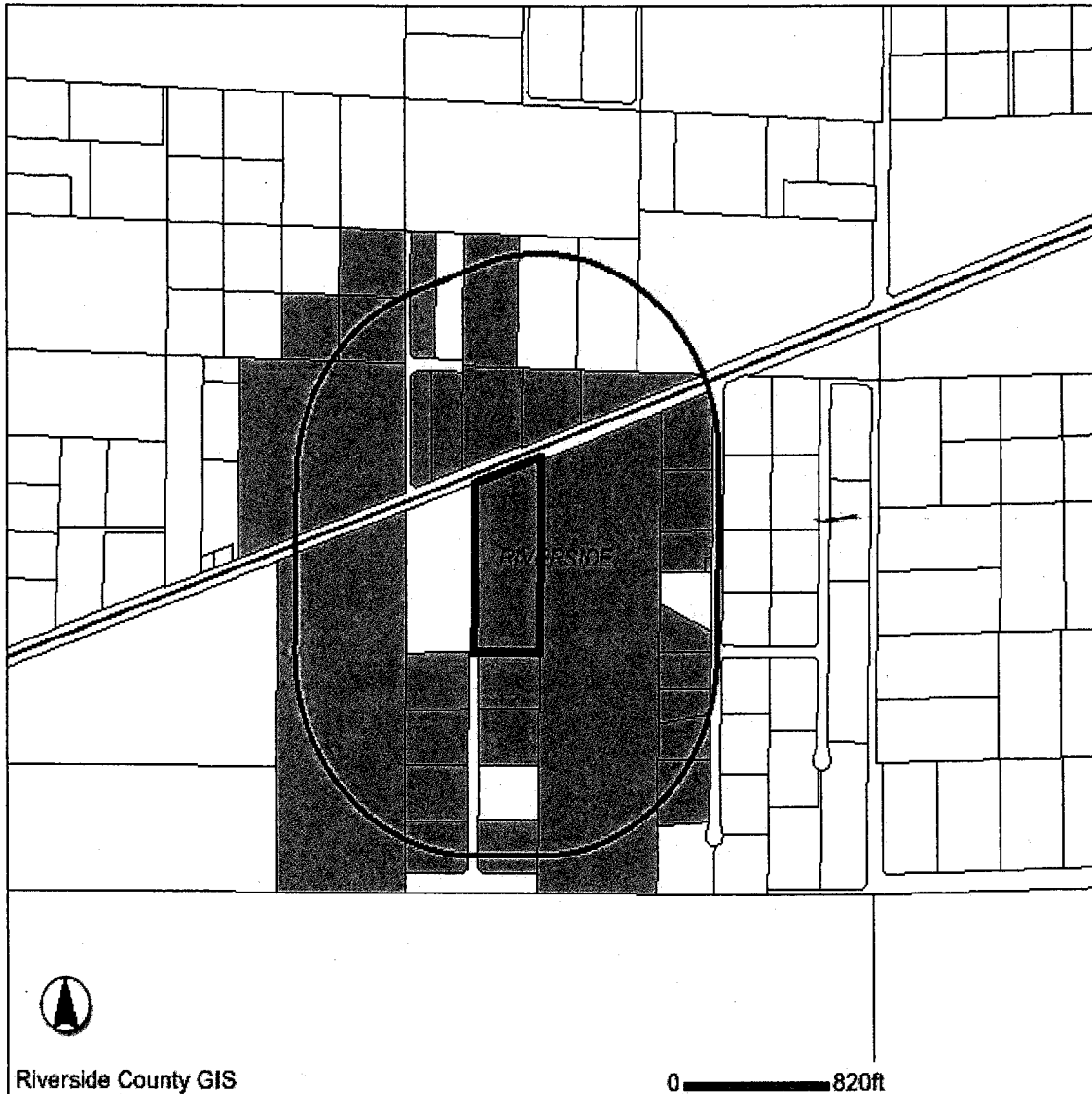
City: Riverside State: Ca Zip: 92502

Telephone No.: (951) 955-9076 Fax No.: () _____

E-Mail: DMares@RCTLMA.ORG

Case No.: PM 34634

PM34634

**Selected parcel(s):**

572-210-011 572-220-003 572-230-002 572-230-003 572-230-004 572-230-005 572-230-006
 572-230-012 572-230-013 572-230-014 572-230-015 572-230-017 572-230-018 572-230-019
 572-230-020 572-230-021 572-240-004 572-240-031 572-240-032 572-240-033 572-240-035
 572-240-036 572-240-037 572-240-038 572-240-039 572-270-017 572-270-020 572-270-021
 572-280-003 572-280-013

IMPORTANT

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

MAP PRINTED ON...04/5/2011



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

ATTN: Penny Newman
Center for Community Action &
Environmental Justice
P.O. Box 33124
Riverside, CA 92519-0124

CALTRANS District #8
ATTN: Nate Pickett
464 W. 4th St. 6th Floor
San Bernardino, Ca 92401

Hemet Unified School Dist.
2350 W Latham Ave
Hemet, CA 92545

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

Verizon Engineering
9 South 4th St.
Redlands, CA 92373

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

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

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

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

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

Santa Rosa
Band of Cahuilla Mission Indians
35 N. Western St.
Hemet, CA 92343

Applicant
David Kirchner
P.O. Box 646
Newport Beach, CA 92661

Engineer
Winzler and Kelly Land Surveying
400 N Tustin Ave Ste 230
Santa Ana, CA 92705

2C4460 (44)
TPM34634





APN: 572210011 ASMT: 572210011
ANGELO R SOUSA
ISALTINA T SOUSA
33971 ORO FINO CT
YUCAIPA CA 92399

APN: 572220003 ASMT: 572220003
HARTWELL R LONG
3420 FAIRESTA ST
LA CRESCENTA CA 91214

APN: 572230020 ASMT: 572230020
CHRISTY ANN COPE
2000 CORPORATE DR APT 913
LADERA RANCH CA 92694

APN: 572230002 ASMT: 572230002
WILLIAM D SUYAT
MILA B SUYAT
14217 COEUR D ALENE CT
VALLEY CENTER CA 92082

APN: 572230003 ASMT: 572230003
EUGENE E HAWKINS
CHARLOTTE M HAWKINS
19782 LARKRIDGE DR
YORBA LINDA CA 92886

APN: 572240004 ASMT: 572240004
RUBY SOSA, ROBERT J HORD
KIM WHITACRE, ROBERTA A KRANZ
ETAL C/O ALANA CALL
39701 ANZA TRAILS W
ANZA CA 92539

APN: 572230004 ASMT: 572230004
PATRICK DUNDON
14352 BEACH BLV NO 113 N
WESTMINSTER CA 92683

APN: 572230005 ASMT: 572230005
ANGELO FORTE
LORETTA FORTE
2740 BANYAN TREE LN
HEMET CA 92545

APN: 572240032 ASMT: 572240032
ELIAS YVONNE M ESTATE OF
C/O DOROTHY A MUMMERT
2445 SKYVIEW RIDGE F205
MURRIETA CA 92562

APN: 572230006 ASMT: 572230006
DAVID A KIRCHNER
P O BOX 646
BALBOA CA 92661

APN: 572230012 ASMT: 572230012
JAMES R HAHN
MARY E HAHN
4211 W 1ST ST NO 131
SANTA ANA CA 92703

APN: 572240035 ASMT: 572240035
JAMES S WHITEGON
CARMEN WHITEGON
P O BOX 390681
ANZA CA 92539

APN: 572230013 ASMT: 572230013
JAMES R HUHN
MARY E HUHN
4211 W 1ST ST NO 131
SANTA ANA CA 92703

APN: 572230014 ASMT: 572230014
NANCY L GRANT
SONIA Y WHEELER
P O BOX 1255
OCEANSIDE CA 92054

APN: 572240037 ASMT: 572240037
ROBERT K COZZENS
PAULINE E COZZENS
C/O FRANK A KOROSHEC JR
15561 LAS FLORES DR
SAN MARCOS CA 92069

APN: 572230015 ASMT: 572230015
MATTHEW JOHN EVANS
JEAN EVANS
P O BOX 391251
ANZA CA 92539

APN: 572230017 ASMT: 572230017
HOWARD Y KIM
SUSAN S KIM
P O BOX 391017
ANZA CA 92539

APN: 572240039 ASMT: 572240039
MICHAEL MRSNY
JOY SUE MRSNY
P O BOX 390912
ANZA CA 92539

APN: 572230018 ASMT: 572230018
EUGENIA VARGAS
JOSE VARGAS
2229 S LOWELL
SANTA ANA CA 92707

APN: 572230019 ASMT: 572230019
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 572230021 ASMT: 572230021
MORGAN FAMILY LIMITED PARTNERSHIP
P O BOX 390362
ANZA CA 92539

APN: 572240031 ASMT: 572240031
VINITA M PARRISH
DOROTHY A MUMMERT
P O BOX 17402
ANAHEIM CA 92817

APN: 572240033 ASMT: 572240033
ROBERT J HORD
WILLIAM D NIEDFELT
1253 E CAMPANIS LN
PLACENTIA CA 92870

APN: 572240036 ASMT: 572240036
ROBERT A HANSON
28935 CALLE DEL LAGO B
MURRIETA CA 92563

APN: 572240038 ASMT: 572240038
PEDRO D ALVAREZ
P O BOX 390004
ANZA CA 92539

APN: 572270017 ASMT: 572270017
BAUDELIO G SANDOVAL
MARIBEL SANDOVAL
36298 GLEN OAKS RD
TEMECULA CA 92592

APN: 572270020 ASMT: 572270020
DANIELL WELTY
CYNTHIA WELTY
370 E PHEASANT VIEW DR
DRAPER UT 84020

APN: 572270021 ASMT: 572270021
IQBAL AHMED
4507 WHEELER AVE
LA VERNE CA 91750

APN: 572280003 ASMT: 572280003
OTTO JOE SCHUETZ
KARLETTA L SCHUETZ
2623 YORBA LINDA BLV 121
FULLERTON CA 92831

APN: 572280013 ASMT: 572280013
CORNELIUS GROENENBERG
DOREEN GROENENBERG
373 HIGHLAND PL
ESCONDIDO CA 92027

enterprise media

Legal Advertising Invoice

THE PRESS-ENTERPRISE PE.com

THE BUSINESS PRESS SoCal Commercial Printing

LA PRENSA WEEKLY

8-MEDIA
waves

LANDSOCAL

LA PRENSA WEEKLY

HS

① BILLING PERIOD 07/01/11 - 07/01/11 | ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 07/01/11 | FOR BILLING INFORMATION CALL (951) 368-9713 | ④ PAGE NO 1
 ③ TOTAL AMOUNT DUE 224.90 | * UNAPPLIED AMOUNT | ⑥ TERMS OF PAYMENT Due Upon Receipt

⑦ 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

⑨ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56603006 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑳ NET AMOUNT
07/01	4311208 CO	ZC 7460 TPM 34634 EA Class : 10 Ctext Ad# 10714629 Placed By : Cecilia Gil	173 L	1.30		224.90

*Planning
16-2 of 07/12/11
1hr
ZC7460*

*2011 JUL 12 PM 12:50
CLERK/BOARD OF SUPERVISORS*

① CURRENT NET AMOUNT DUE	② 30 DAYS	③ 60 DAYS	④ OVER 90 DAYS	⑤ UNAPPLIED AMOUNT	⑥ PLEASE PAY THIS AMOUNT 224.90
--------------------------	-----------	-----------	----------------	--------------------	------------------------------------

enterprise media
 THE PRESS-ENTERPRISE PE.com
 P.O. BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

ADVERTISING STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

S&I™

⑦ STATEMENT NUMBER 56603006	⑧ BILLING PERIOD 07/01/11 - 07/01/11	⑨ BILLED ACCOUNT NUMBER 045202	⑩ ADVERTISER/CLIENT NUMBER	⑪ ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS
--------------------------------	---	-----------------------------------	----------------------------	--

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 7460 TPM 34634 EA

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:

07-01-11

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

Date: Jul. 1, 2011
At: Riverside, California



BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10714629

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 CAHUILLA ZONING AREA - RIVERSIDE EXTENDED MOUNTAIN AREA PLAN (REMAP), THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 12, 2011 at 1:30 P.M.** to consider the application submitted by David Kirchner - Winzler and Kelly Land Surveying, on **Change of Zone No. 7460**, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture - 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 34634, Schedule H**, which proposes to subdivide 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres ("the project"). The project is located northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails in the Cahuilla Zoning Area - Riverside Extended Mountain Area Plan (REMAP), Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41175**.

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 ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@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

RIVERSIDE CO. BOARD OF SUPERVISORS
 ATTN: CECILIA GIL
 P.O. BOX 1147
 RIVERSIDE, CA 92502-1147
 951-955-8464

AD NUMBER	PAGE NO.
2294396	1 of 1
BILL DATE	SALESPERSON
07/01/11	06
START DATE	STOP DATE
07/01/11	07/01/11

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2294396	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	120 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
25 INTERNET MOBILE MARKETING	1	L1	\$0.00	
TOTAL AD CHARGE			\$166.60	
9 LEGAL AFFIDAVIT		PROOF	\$10.00	

*Planning
 16.2 of 07/12/11
 ZC 7460
 0*

2011 JUL 12 PM 12:51
 www.californiantimes.com





Purchase Order CZ 7460	PAY THIS AMOUNT	\$176.60	\$177.10*
			*AFTER 07/31/11

Thank you for advertising with the North County Times. Please send only the pay slip with payments. Allow 5 business days for payments to be applied to account. For legal affidavits, please call 760-739-6602.

NORTH COUNTY TIMES
 c/o LEE NEWSPAPERS
 PO BOX 540
 WATERLOO IA 50704-0540

NORTH COUNTY TIMES
 c/o LEE NEWSPAPERS
 PO BOX 540
 WATERLOO IA 50704-0540

Return this portion with your payment

Check # _____ Credit Card
    

Acct #: _____

Exp. Date: _____

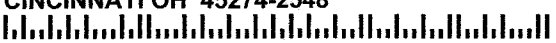
Name on credit card _____

Signature _____

Legal	
Ad Number	2294396
Billing Date	07/01/11
Amount Due	\$ 176.60
Amount Enclosed	\$

Please make checks payable to: **NORTH COUNTY TIMES**

 000066
 RIVERSIDE CO. BOARD OF SUPERVISORS
 ATTN: CECILIA GIL
 P.O. BOX 1147
 RIVERSIDE, CA 92502-1147

NORTH COUNTY TIMES
 c/o LEE NEWSPAPERS
 PO BOX 742548
 CINCINNATI OH 45274-2548


PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of



An Edition of the North County Times

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

July 1 2011

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

Dated at TEMECULA, CALIFORNIA, this

1st day of July, 2011

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE CAHUILLA ZONING AREA - RIVERSIDE EXTENDED MOUNTAIN AREA PLAN (REMAP), THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 12, 2011 at 1:30 P.M. to consider the application submitted by David Kirchner - Winzler and Kelly Land Surveying, on Change of Zone No. 7460, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture - 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and Tentative Parcel Map No. 34634, Schedule H, which proposes to subdivide 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres ("the project"). The project is located northerly of Wellman Road, southerly of Cahulla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails in the Cahulla Zoning Area - Riverside Extended Mountain Area Plan (REMAP), Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41175.

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 ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@rctma.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

PUB: 7/01/2011

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE CAHUILLA ZONING AREA – RIVERSIDE EXTENDED MOUNTAIN AREA PLAN (REMAP), THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 12, 2011 at 1:30 P.M.** to consider the application submitted by David Kirchner – Winzler and Kelly Land Surveying, on **Change of Zone No. 7460**, which proposes to change the zone from Rural Residential (R-R) to Residential Agriculture – 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 34634, Schedule H**, which proposes to subdivide 7.40 gross acres into 4 parcels ranging in size from 1.4 acres to 2.29 acres (“the project”). The project is located northerly of Wellman Road, southerly of Cahuilla Road (SH-371), easterly of Ivan Drive, and westerly of Anza Trails in the Cahuilla Zoning Area – Riverside Extended Mountain Area Plan (REMAP), Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41175**.

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 ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@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

16.2 of 07-12-11

EL*MEM 92831
925021147

BC: 92502114747 *0908-02341-30-44

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

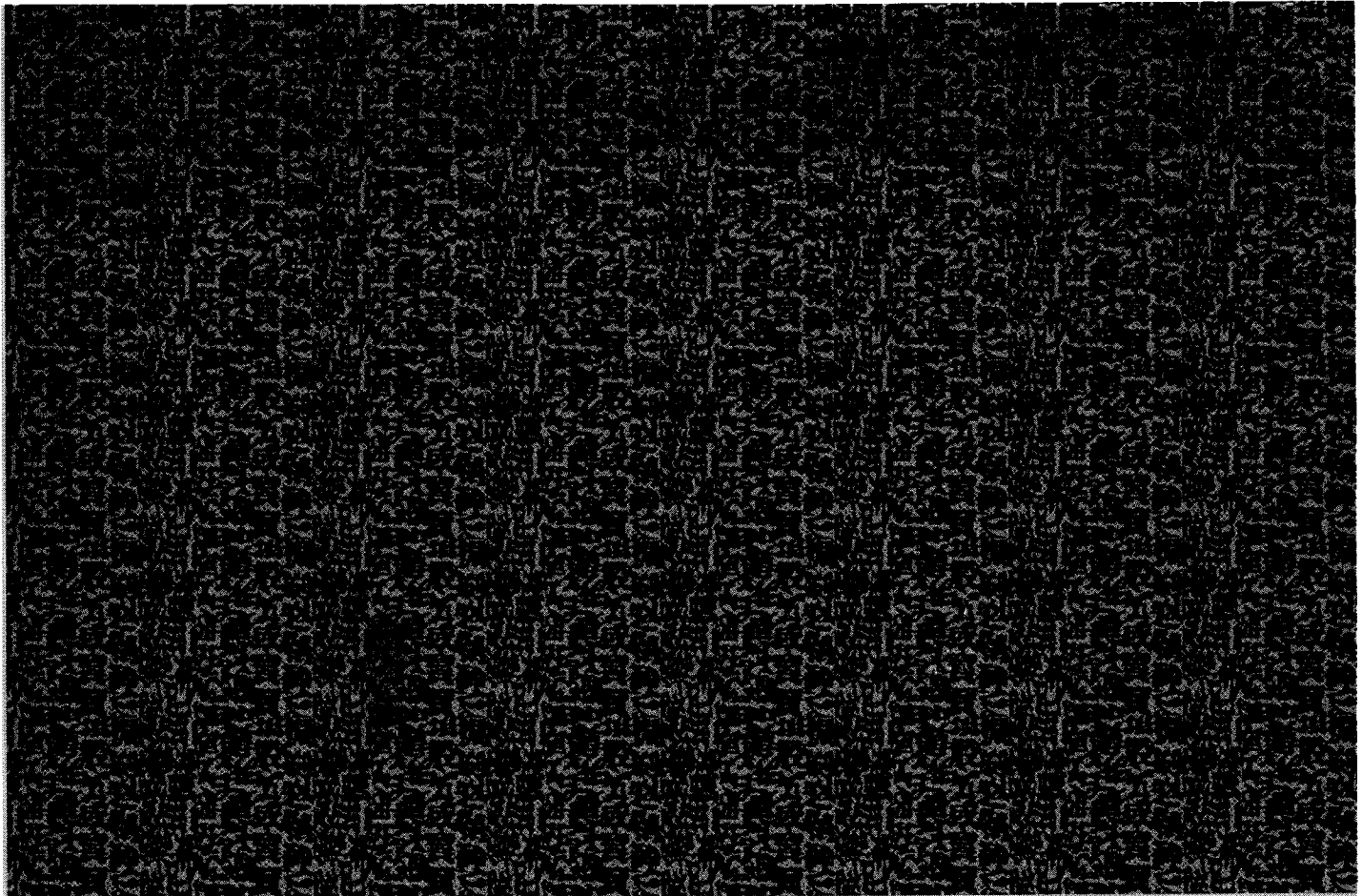
NIXIE 917 DE 1 00 07/03/11

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2011 JUL - 9 PM 2:42

APN: 572280003 ASMT: 572280003
OTTO JOE SCHUETZ
KARLETTA L SCHUETZ
2623 YORBA LINDA BLV 121
FULLERTON CA 92831

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/18/11 LCB
Date Initial

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA41175 / CHANGE OF ZONE NO. 7460 / TENTATIVE PARCEL MAP NO. 34634
Project Title/Case Numbers

Adrienne Rossi
County Contact Person

(951) 955-6925
Phone Number

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

David Kirchner
Project Applicant

P.O. Box 646, Balboa, CA 92661
Address

The proposed project is located northerly of Wellman Road, southerly of Cahuilla Road (State Hwy-371), easterly of Ivan Drive and westerly of Anza Trails.
Project Location

Tentative Parcel Map No. 34634 proposes a schedule "H" subdivision of 7.4 gross acres into four (4) residential parcels ranging in size from 1.4 acres to 2.29 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 8/16/11, 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]
Signature

Board Assistant
Title

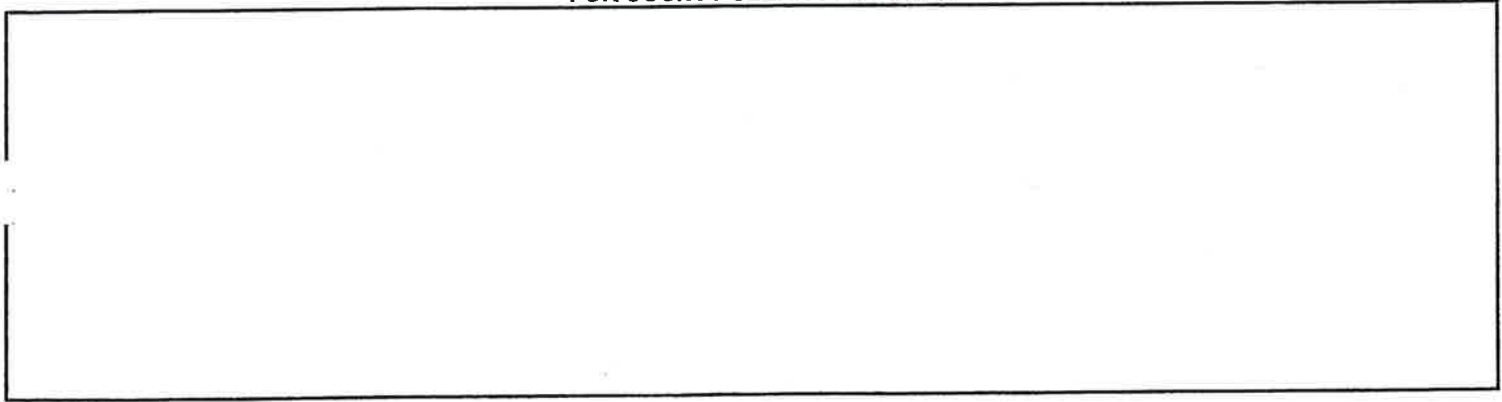
8/16/11
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM34634\PC-BOS\NOD Form.docx

7/12/11 16.2
AUG 16 2011 2.14

Please charge deposit fee case#: ZEA41175 ZCFG04569
FOR COUNTY CLERK'S USE ONLY



LARGE MAP FILED WITH ITEM

7/12/2011 1612