

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

107B



REVIEWED BY EXECUTIVE OFFICE

3/24/11 TMG

DATE

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 10, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross acres into two (2) residential parcels with 0.61 gross acres for parcel 1 and 0.90 gross acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 to reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. which requires 100 foot minimum average. Parcel 1 is proposed to be reduced by 7.07 feet and parcel 2 is proposed to be reduced by 23.33 feet.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on February 28, 2011.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42310**, 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,

Greg Neal, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: April 5, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.2

The Honorable Board of Supervisors

Re: TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873

Page 2 of 2

APPROVED TENTATIVE PARCEL MAP NO. 36259, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1873, based upon the findings and conclusions incorporated in the staff report.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

4/20/11
Date

KL
Initial

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.

EA42310, Tentative Parcel Map No. 36259, Variance No. 1873

Project Title/Case Numbers

Christian Hinojosa

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Reid & Hellyer, APC

Project Applicant

3880 Lemon Street, 5th Floor; Riverside, CA 92501

Address

Southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue

Project Location

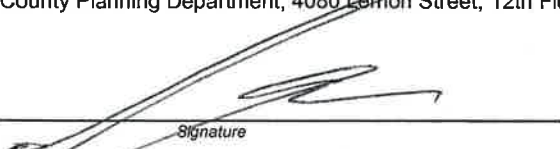
The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2. The Variance is a proposal to reduce the minimum average lot width for parcels 1 and 2, as required by Ordinance No. 348, Section 13.2. a., below the required 100 feet. Specifically, parcel 1 would provide an average lot width of approximately 92.38 feet (a reduction of approximately 7 feet) and parcel 2 would provide an average lot width of approximately 76.67 feet (a reduction of approximately 23. feet.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on February 28, 2011, 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 NOT 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

Project Planner

Title

January 19, 2011

Date

Date Received for Filing and Posting at OPR: _____

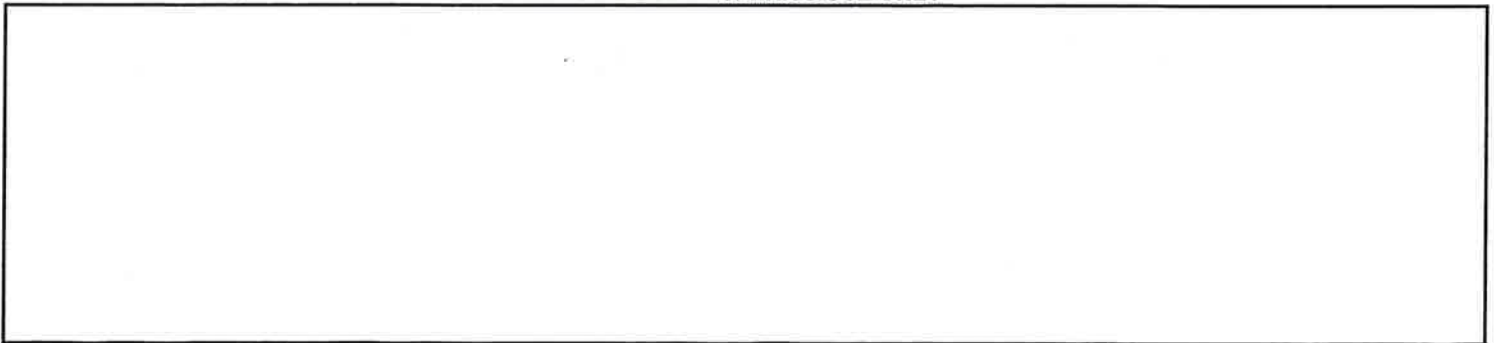
DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

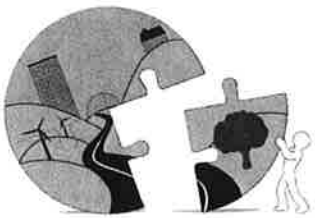
Please charge deposit fee case#: ZEA42310 ZCFG05671

FOR COUNTY CLERK'S USE ONLY

'APR 05 2011

1,2





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42310, Tentative Parcel Map No. 36259, Variance No. 1873

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: Christian Hinojosa Title: Project Planner Date: January 19, 2011

Applicant/Project Sponsor: Reid & Hellyer, APC Date Submitted: April 22, 2010

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42310 ZCFG05671

FOR COUNTY CLERK'S USE ONLY

APR 05 2011 1.2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1004417

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: REID/HELLYER \$64.00
paid by: CK 10107118
CFG FOR EA42310
paid towards: CFG05671 CALIF FISH & GAME: DOC FEE
at parcel: 11170 HOLMES AVE MIRA
appl type: CFG3

By _____ Apr 22, 2010 16:52
SBROSTRO posting date Apr 22, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1100406

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: REID/HELLYER \$2,044.00
paid by: CK 10110667
CFG FOR EA42310
paid towards: CFG05671 CALIF FISH & GAME: DOC FEE
at parcel: 11170 HOLMES AVE MIRA
appl type: CFG3

By _____ Jan 18, 2011 15:45
MGARDNER posting date Jan 18, 2011

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

107B

Carolyn Syms Luna
Director

DATE: March 8, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *W*

SUBJECT: TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Need Director's signature by March 10, 2011

Please schedule on the ~~March 22, 2011~~ BOS Agenda

April 5th, 2011

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 (CFG5671)

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"

Agenda Item No.: 2.6
Area Plan: Jurupa
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Christian Hinojosa
Directors Hearing: February 28, 2011

TENTATIVE PARCEL MAP NO. 36259
VARIANCE NO. 1873
E.A. NO. 42310
Applicant: Reid & Hellyer, APC
Engineer/Representative: Albert A. Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36259 is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

Variance No. 1873 is a proposal to reduce the minimum average lot width for parcels 1 and 2, as required by Ordinance No. 348, Section 13.2. a., below the required 100 feet. Specifically, parcel 1 would provide an average lot width of approximately 92.38 feet (a reduction of approximately 7 feet) and parcel 2 would provide an average lot width of approximately 76.67 feet (a reduction of approximately 23 Feet).

The project site is located in the Community of Mira Loma of the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Single family residence |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north, south, east and west. |
| 3. Existing Zoning (Ex. #2): | Light Agriculture (A-1) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture (A-1) to the north, south, east and west. |
| 5. General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west. |
| 7. Project Data: | Total Acreage: 1.51 Gross / 1.39 Net
Total Proposed Residential Lots: 2
Proposed Minimum Lot Size: 20,000 Square Feet
Schedule: 'G' |
| 8. Environmental Concerns: | See attached Environmental Assessment No. 42310 |

RECOMMENDATIONS:

D.M.

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42310**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36259**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1873**, based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture (A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule 'G' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The proposed project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
5. The proposed project is consistent with the adopted policies of the Protected Equestrian Sphere Policy Area.
6. The public's health, safety and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. The proposed project will not preclude reserve design for the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
9. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is in conformance with the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation.

TENTATIVE PARCEL MAP NO. 36259

VARIANCE NO. 1873

DH Staff Report: February 28, 2011

Page 3 of 4

3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west.
4. The zoning for the subject site is Light Agriculture (A-1).
5. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is permitted subject to approval of a tentative parcel map in the Light Agriculture (A-1) zone.
6. The proposed use, residential parcels with a minimum lot size of 20,000 square feet, is consistent with the development standards set forth in the Light Agriculture (A-1) zone.
7. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the 92.93 foot average lot width of parcel 1 and the 76.67 foot average lot width of parcel 2 would be consistent with the minimum average lot width of Ordinance No. 348, Section 13.2. a. The 92.93 foot average lot width of parcel 1 will reduce the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 will reduce the 100 foot minimum average lot width by 23.33 feet. The four (4) existing lots to the north along Holmes Avenue with an average lot width of 78 feet; do not meet the 100 foot minimum average lot width of the Light Agriculture (A-1) zone. The configuration of the parcel is such that, strict application of the minimum average lot width of 100 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places parcels 1 and 2 on par with the surrounding properties.
8. The project site is surrounded by properties which are zoned Light Agriculture (A-1) to the north, south, east and west.
9. Within the vicinity of the proposed project there are single family residences to the north, south, east and west.
10. The improvements proposed for the subdivision are consistent with the Schedule 'G' map requirements of Ordinance No. 460.
11. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area).
12. The proposed project is not contrary to any of the four (4) policies of the Protected Equestrian Sphere Policy Area of the Jurupa Area Plan.
13. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
14. Environmental Assessment No. 42310 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Geology/Soils
 - c. Hydrology/Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. A City of Sphere of Influence;
 - c. The SKR Fee Area (Ordinance No. 663.10);
 - d. A Circulation Element Right-Of-Way;
 - e. A Airport Influence Area;
 - f. An Agriculture Preserve;
 - g. A WRCMSHCP Criteria Cell;
 - h. A High Fire area;
 - i. A County Fault Zone;
 - j. A Flood Zone; or,
 - k. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Jurupa Area Plan;
 - b. An WRMSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. The Santa Ana River Water Company;
 - e. The Protected Equestrian Sphere Policy Area;
 - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area);
 - g. A High Paleontological Potential (High A);
 - h. An Area Very High Liquefaction Potential;
 - i. An Area Susceptible to Subsidence; and,
 - j. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 157-092-004 and 157-092-005.
5. This project was filed with the Planning Department on April 22, 2010 for PM36259 and July 29, 2010 for VAR01873.
6. This project was reviewed by the Land Development Committee 2 times on the following dates June 10, 2010 and September 30, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,574.78.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36259 VAR01873
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 10/27/10
Vicinity Map



Zoning Area: Prado-Mira Loma
Township/Range: T2SR6W

Section: 29

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) 883-8277 (Eastern County) or website at <http://www.ftrm.ca.us/index.html>



Assessors Bk. Pg. 157-09
Thomas Bros. Pg. 683 H6
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36259 VAR01873

LAND USE

Supervisor Stone
District 3

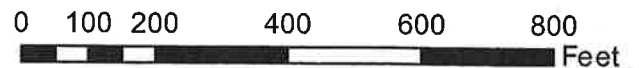
Date Drawn: 10/27/10

Exhibit 1



Zoning Area: Prado-Mira Loma
Township/Range: T2SR6W
Section: 29

Assessors Bk. Pg. 157-09
Thomas Bros. Pg. 683 H6
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.firma.co.riverside.ca.us/index.html>.

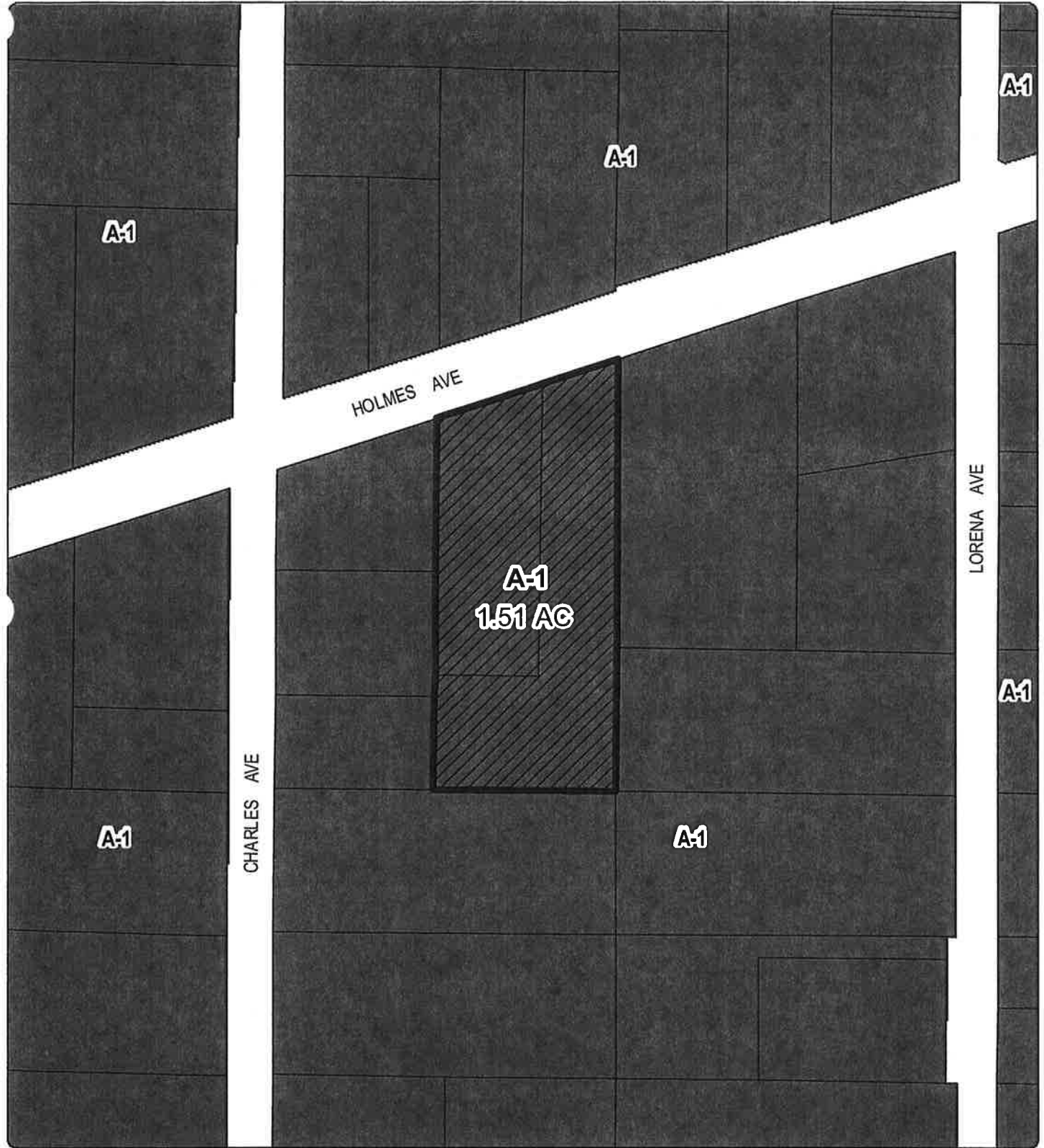
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36259 VAR01873

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 10/27/10
Exhibit 2



Zoning Area: Prado-Mira Loma
Township/Range: T2SR6W
Section: 29

Assessors Bk. Pg. 157-09
Thomas Bros. Pg. 683 H6
Edition 2009



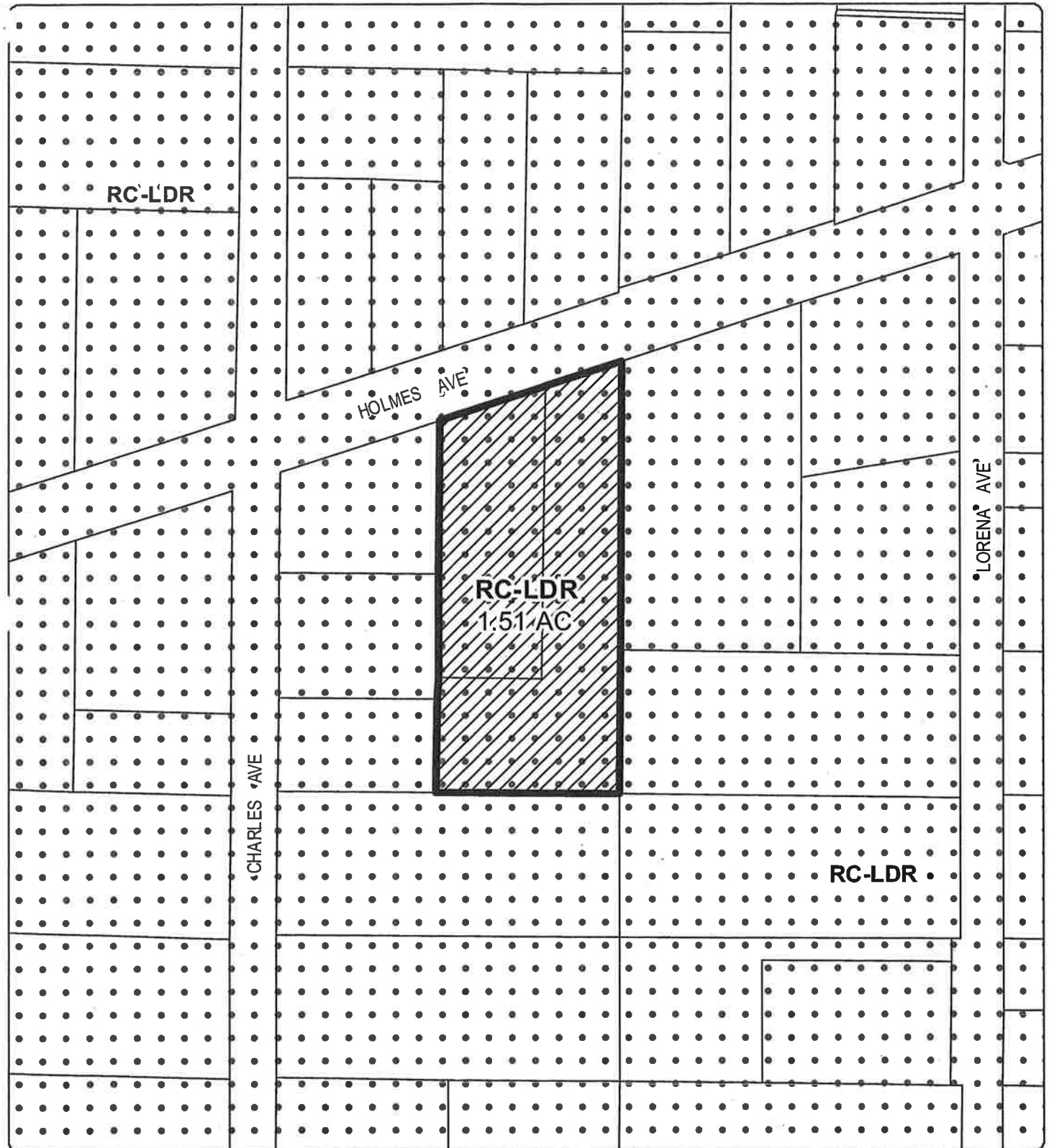
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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

PM36259 VAR01873
EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 10/27/10
Exhibit 5



Zoning Area: Prado-Mira Loma
Township/Range: T2SR6W
Section: 29

Assessors Bk. Pg. 157-09
Thomas Bros. Pg. 683 H6
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.lima.co.riverside.ca.us/index.html>



TENTATIVE PARCEL MAP NO. 36259

GENERAL NOTES

OWNER
LAWRENCE E. SMITH &
SUSAN M. SMITH
1710 HOLMES AVENUE
RIVERSIDE, CA 92501
(951) 509-1700 (PHONE)
(951) 509-1700 (FAX)

APPLICANT
RED A. HOLLISTER, AMD
1710 HOLMES AVENUE
RIVERSIDE, CA 92501
(951) 509-1700 (PHONE)
(951) 509-2100 (FAX)

ENGINEER
ALBERT A. WEBB ASSOCIATES
1710 HOLMES AVENUE
RIVERSIDE, CA 92501
(951) 509-1700 (PHONE)
(951) 509-1700 (FAX)

ASSESSOR'S PARCEL NO. S
71-00-004, 005

ACREAGE

Parcel 1
0.81 AC. GROSS
0.81 AC. NET

Parcel 2
0.81 AC. GROSS
0.81 AC. NET

TOTAL
1.62 AC. GROSS
1.62 AC. NET

LAND USE
LDR-RC LOW DENSITY RESIDENTIAL
EXISTING LAND USE
PROPOSED LAND USE
PROPOSED ZONING A-1

UTILITIES

WATER: SANTA ANA RIVER WATER CO.
SEWER: SUTIC
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE: SOUTHERN CALIFORNIA Edison COMPANY
TELEVISION: AT&T
INDIVIDUAL RECEPTION/INTER COMMUNICATIONS

SCHOOL DISTRICT
CERRITOS UNIFIED SCHOOL DISTRICT

NOTES

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "B" SUBDIVISION ORDINANCE #42.
2. 2008 TYPICAL CROSS MAP BOOK: PAGE 444, GRID #0.
3. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS TRACT OF LAND SHOWN ON THE PLANNING PLAN.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. THERE ARE NO EASEMENTS OF RECORD.
6. ACCESS SHALL BE RESTRICTED ON HELIX ROAD.
7. PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
8. EXISTING WELLS ON THE PROPERTY SHALL REMAIN.
9. TOPOGRAPHY SURVEYED BY WEBB ASSOC. ON 10/20/09.
10. STRUCKS OF SLOPED TO PROPERTY LINES SHALL BE MAINTAINED.
11. NO GRADING PROPOSED ON SITE.
12. SURFACEWATER DRAINAGE PROPOSAL IS INTENDED TO DRAIN TO OVERFLOW IMBINATION.
13. LAND IS SUBJECT TO VERY HIGH LIQUIDATION SUSCEPTIBLE TO SUBSIDENCE AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
14. ON FLOOD HAZARD MAP, THE PROJECT IS LOCATED IN FLOOD HAZARD ZONE X AREA OF MINOR FLOODING PER FEMA PANEL C0800C 0800C.
15. THERE ARE NO SEWER LINES ON SITE.
16. THE PROJECT IS NOT WITHIN A FLOOD HAZARD ZONE X AREA OF MINOR FLOODING PER FEMA PANEL C0800C 0800C.
17. NO PROPOSED STRUCTURES OR SHEDDINGS ON SITE.

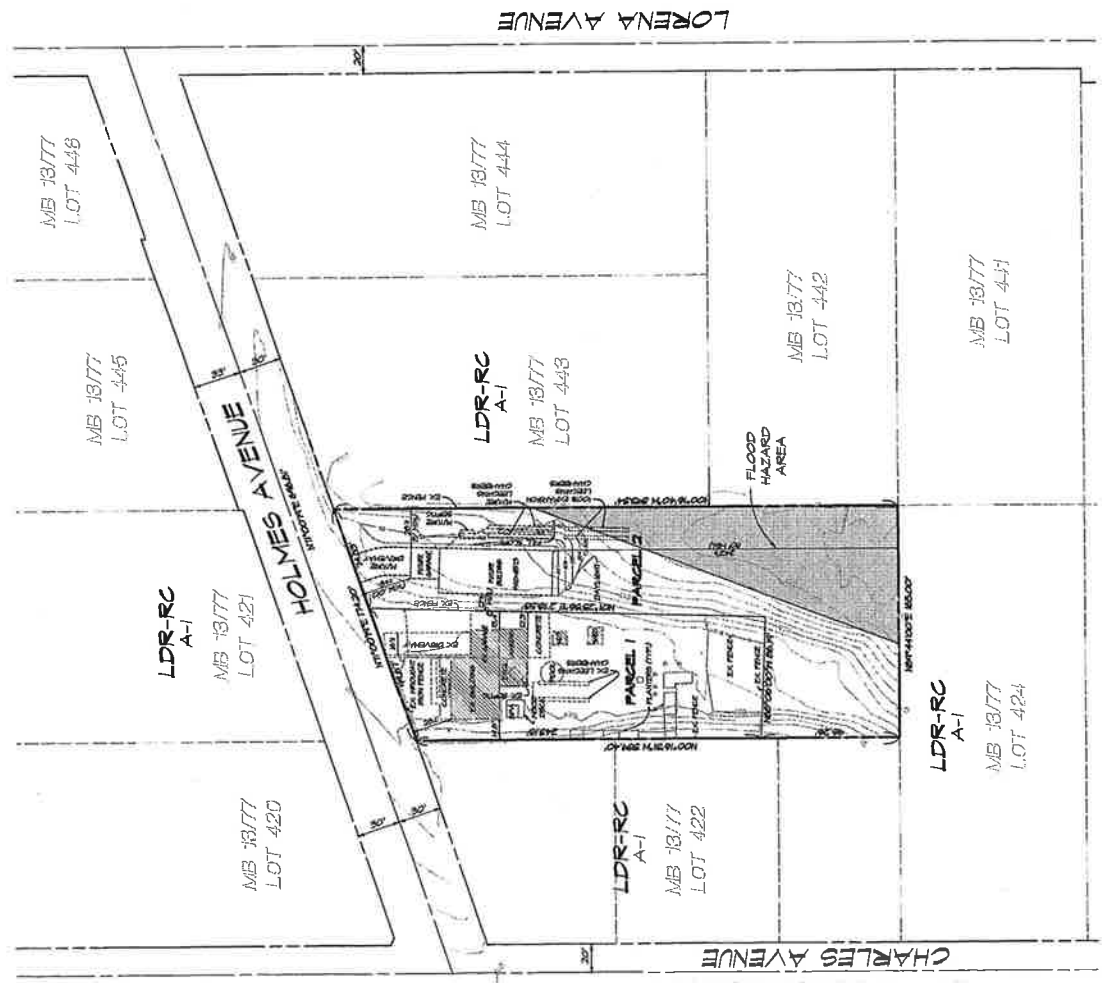
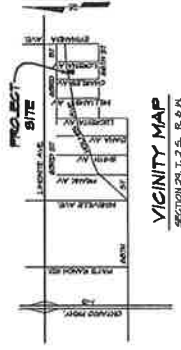
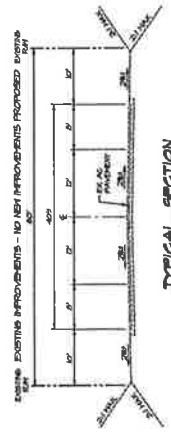
LEGAL DESCRIPTION
LOT 421 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 422 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 423 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 424 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 442 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 444 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 448 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.

DATE	APPROVED
DATE	APPROVED
DATE	APPROVED

TENTATIVE PARCEL MAP NO. 36259

LOT 421 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 422 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 423 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 424 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 442 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 444 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.
LOT 448 PER PARCEL MAP NO. 36259, SECTION 29, T.25S., R.5W., S.B.M., 1975.

WEBB
ALBERT A. WEBB ASSOCIATES
1710 HOLMES AVENUE
RIVERSIDE, CA 92501
(951) 509-1700 (PHONE)
(951) 509-1700 (FAX)



CASE: PM36259, AMD. #1
DATED: 8/25/10
PLANNER: C. HINOJOSA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42310
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36259 / Variance No. 1873
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Christian Hinojosa, Project Planner
Telephone Number: (951) 955- 0972
Applicant's Name: Reid & Hellyer, APC
Applicant's Address: 3880 Lemon Street, 5th Floor; Riverside, CA 92501
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCay Street; Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36259 is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

Variance No. 1873 is a proposal to reduce the minimum average lot width for parcels 1 and 2, as required by Ordinance No. 348, Section 13.2. a., below the required 100 feet. Specifically, parcel 1 would provide an average lot width of approximately 92.38 feet (a reduction of approximately 7 feet) and parcel 2 would provide an average lot width of approximately 76.67 feet (a reduction of approximately 23 feet).

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

C. Total Project Area: 1.51 Gross / 1.39 Net

Residential Acres: 1.51	Lots: 2	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Landscape Area: N/A		Sq. Ft. of LS. Area: N/A	

D. Assessor's Parcel Nos: 157-092-004 and 157-092-005

E. Street References: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 29, Township 2 South, Range 6 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the north. Single family residences currently surround the project site. The site currently contains an existing 1,276 square foot single family residence, a 393 square foot garage, a 378 square foot enclosure, a 419 square foot awning, and two (2) sheds totaling 224 square feet, all to be located within proposed Parcel 1. The topography of the project site is generally level, except the southeasterly corner of Parcel 2 is

lower, with a low elevation of approximately 660 feet above mean sea level over the majority of the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) General Plan Land Use Designation. The proposed project meets all other applicable land use policies, including the Protected Equestrian Sphere Policy.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a very high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet with Light Agriculture (A-1) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Low Density Residential (LDR) (1/2 Acre Minimum)

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

F. Policy Area(s), if any: Protected Equestrian Sphere

G. Adjacent and Surrounding:

1. **Area Plan(s):** Jurupa Area Plan

2. **Foundation Component(s):**
To the North: Rural Community
To the South: Rural Community
To the East: Rural Community
To the West: Rural Community

3. **Land Use Designation(s):**
To the North: Low Density Residential (LDR) (1/2 Acre Minimum)
To the South: Low Density Residential (LDR) (1/2 Acre Minimum)
To the East: Low Density Residential (LDR) (1/2 Acre Minimum)
To the West: Low Density Residential (LDR) (1/2 Acre Minimum)

4. **Overlay(s) and Policy Area(s):**
To the North: Protected Equestrian Sphere
To the South: Protected Equestrian Sphere
To the East: Protected Equestrian Sphere
To the West: Protected Equestrian Sphere

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:** Light Agriculture (A-1)

J. **Proposed Zoning, if any:** N/A

K. Adjacent and Surrounding Zoning:

To the North: Light Agriculture (A-1)
To the South: Light Agriculture (A-1)
To the East: Light Agriculture (A-1)
To the West: Light Agriculture (A-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

January 19, 2011

Date

Christina Hinojosa, Project Planner

For Carolyn Syms Luna, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located in a primarily urban area of Riverside County, which has no designated Scenic Highways. The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed 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 proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) According to the GIS Database, the project site is located approximately 57.03 miles from the Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the Riverside County General Plan as the Mt. Palomar Special Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project will result in a new source of light and glare from the addition of security lighting, facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural zoning, agricultural

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

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

Findings of Fact:

a) The project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

c) The project site is and all properties in its vicinity are agriculturally zoned. The subdivision of the property and the eventual construction of an additional residence are consistent with the subject zoning Light Agriculture (A-1). In accordance with Ordinance No. 625 "Right-to-Farm," the following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 1 and 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties. (COA: 50.PLANNING.17)

d) The project site will not involve 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 measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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) & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

c) The project will not involve any other changes to the environment which could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials

Findings of Fact:

a) 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.

b) The SCAQMD permit is evidence that the point source complies with all SCAQMD rules and regulations. Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA: 10.BS GRADE.05) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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

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

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian 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, WRC-MSHCP, On-site Inspection

Findings of Fact:

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

b) The proposed project will not conflict with 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) as a result of mitigation.

c) The proposed project will not have a significant 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5.

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

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

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.PLANNING.03 and 10.PLANNING.04 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

a) This area has been completely disturbed. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.03 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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) According to the Riverside County General Plan, the project site is located within an area of High Paleontological sensitivity (High A). Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources.

Mitigation: An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows: "This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required." (COA: 50.PLANNING.01). **PRIOR TO ISSUANCE OF GRADING PERMITS:** 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA: 60.PLANNING.01). **PRIOR TO BUILDING FINAL INSPECTION:** The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 70.PLANNING.01).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The project site is located within an area of very high liquefaction potential. Therefore, this project will have a less than significant impact with mitigation on liquefaction potential.

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST: A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations. (COA: 60.PLANNING.02).

Monitoring: Monitoring shall be conducted by Building and Safety Department through the permitting process.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

Findings of Fact:

a) The project site is not located in an area susceptible to unstable geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) The development of the project site 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. (COA 10.BS GRADE.04)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) This project will require the installation of a septic tank and leach lines. However, do to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<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: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (COA: 10.BS GRADE.04)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is located within a HIGH wind erosion area. All projects proposing grading are condition for dust control (COA: 10.BS GRADE.05). The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, impacts to wind erosion and blowsand from the project on or off site are considered to be less than significant. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Project Application Materials

Findings of Fact:

a) & b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO₂e) are the threshold for which a project must be examined for potentially significant contributions to global climate change. The California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a residential use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO₂e threshold for GHG emissions.

In addition, a number of measures associated with the project as Conditions of Approval or requirements of existing County ordinances will serve to qualitatively reduce GHG. These measures include:

- Design, installation and maintenance of landscaping and irrigation systems for the site in accordance with County Ordinance No. 859, Water Efficient Landscaping.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

Taken together these project features, conditions and compliance actions will serve to further reduce project GHG emissions below the expected business-as-usual levels that would exist without the project. Therefore, the project will not contribute significant GHG emissions nor will it interfere with implementation of any GHG reduction plans, including California AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste 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, Departments of Environmental Health and Fire Review

Findings of Fact:

a) & b) During construction of the proposed project, 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. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

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

e) The project 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, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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

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

Findings of Fact:

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).
- c) The proposed project is not 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, and will not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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

Findings of Fact:

a) According to GIS, the project site is not located in a hazardous fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Jurupa Area Plan Figure 8 "Flood Hazards"

Findings of Fact:

a) The proposed 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.

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

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) & f) While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances. (COA: 10.FLOOD RI.01).

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

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

Mitigation: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area." (COA: 10.FLOOD RI.02, 50.FLOOD RI.02 and 50.FLOOD RI.03).

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

26. Floodplains

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The 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-site.
- b) & c) While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances. (COA: 10.FLOOD RI.01).
- 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: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area." (COA: 10.FLOOD RI.02, 50.FLOOD RI.02 and 50.FLOOD RI.03).

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

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is consistent with the site's existing zoning Light Agriculture (A-1).
- b) The surrounding zoning is Light Agriculture (A-1) to the north, south, east and west. The project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) in the Riverside County General Plan. Surrounding properties are also designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, south, east and west.
- d) The project is consistent with current land use designations and the policies of the Riverside County General Plan.
- e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located approximately 1.27 miles east of Interstate 15. Therefore, due to distance, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

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

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Letter from Riverside County Economic Development Agency, dated October 25, 2010 from Nicole Walker, Development Specialist

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on proposed Parcel 1, no displacement of existing housing will occur.

b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace any people.

d) The project site is located within the Jurupa Valley Redevelopment Project Area (JVPA) (Mira Loma sub-area); the Riverside County Economic Development Agency (EDA) reviewed the proposed project and it found it to be compliant with the adopted policies and objectives of the Jurupa Valley Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have no impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associate 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 of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response ties or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

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

37. Sheriff Services

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

Findings of Fact:

The proposed project will have no impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff services is 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 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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

Findings of Fact:

The proposed project is located within the Jurupa Unified School District. The impact of the project is considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives for any public services.

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to CEQA is not considered mitigation (COA 80.PLANNING.07). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will have no impact on the demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library services is 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 construction 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.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The construction of health service buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site.

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 construction which could cause significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.17)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Letter from Jurupa Area Recreation and Park District, dated May 24, 2010 from Brenda Reynolds, Administrative Assistant

Findings of Fact:

a) & b) The proposed project does not include public recreational facilities or require the construction or expansion of recreational facilities as well as it does not include the use of existing neighborhood or regional parks or other recreational facilities.

c) The project is within the Jurupa Area Recreation and Park District. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (COA: 50.PLANNING.08 and 90.PLANNING.04). Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The Jurupa Area Plan indicates that no trails are proposed to be constructed and dedicated along Holmes Avenue.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No. 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The project site is not located near a bike trail.

Mitigation: No mitigation measures are required.

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

UTILITY AND SERVICE SYSTEMS Would the project

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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review; Letter from Santa Ana River Water Company, dated July 26, 2010 from J. Arnold Rodriguez, General Manager

Findings of Fact:

a) The Santa Ana River Water Company currently services the project with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) This project will require the installation of a septic tank and leach lines. However, do to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

47. Solid Waste

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

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

Source: Riverside County General Plan, Letter from Riverside County Waste Management Department, dated June 8, 2010 from Ryan Ross, Planner IV

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of Approval 10.PLANNING.19 is not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

48. Utilities

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Ord. No 517, Ord. No. 659

Findings of Fact:

a), b) & c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e) & f) Street lighting exists for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

- Earlier Analyses Used, if any: RCIP: Riverside County Integrated Project.
- Jurupa Area Plan.
- SCAQMD CEQA Air Quality Handbook
- Letter from Riverside County Economic Development Agency, dated October 25, 2010 from Nicole Walker, Development Specialist
- Letter from Jurupa Area Recreation and Park District, dated May 24, 2010 from Brenda Reynolds, Administrative Assistant
- Letter from Santa Ana River Water Company, dated July 26, 2010 from J. Arnold Rodriguez, General Manager
- Letter from Riverside County Waste Management Department, dated June 8, 2010 from Ryan Ross, Planner IV

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502-1409

VII. AUTHORITIES CITED

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

Parcel Map #: PM36259

Parcel: 157-092-004

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. 36259 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36259, Amended No. 1, dated August 25, 2010.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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

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

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

P. EL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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.

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

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS (cont.) RECOMMND
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. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND
Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND
Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval

JEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP-G2.13 FIRE D'S OK ON DR. (cont.) RECOMMND
from the Fire Department.

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SANTA ANA RIVER WATER CO. RECOMMND

All lots under Parcel Map#36259 are proposing Santa Ana River Water Company (SARWC) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with SARWC as well as all other applicable agencies.

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).

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.E HEALTH. 2 C42 CERTIFICATION w/ PLOT PLAN (cont.) RECOMMND

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 ssystem(s) appears not to be in good working repair.

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule G fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 36259 is a proposal to subdivide an approximately 1.5-acre site into 2 residential lots. The site is located in the Mira Loma area on the south side of Holmes Avenue between Charles Avenue and Lorena Avenue. A home and other residential improvements are located within Parcel 1.

While major flooding problems in this area have been substantially reduced with the construction of Day Creek MDP Lateral B (Drawing No. 1 - 0404) located in Limonite Avenue, some minor drainage problems may still exist due to the lack of drainage infrastructure south of this facility. The topography of the southeasterly corner of Parcel 2 is

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

lower and may convey runoff. In order to prevent blocking and/or diverting any flows and until drainage infrastructure or street improvements are constructed to resolve these problems, the District recommends a "Flood Hazard Area" be delineated (as shown on the tentative map) on the Environmental Constraint Sheet (ECS) and no grading, buildings or obstructions be permitted within this area. Any grading shall be designed in a manner that perpetuates the existing natural drainage pattern of the site and new construction shall comply with all applicable ordinances.

10.FLOOD RI. 2 MAP DELINEATE FLOOD HAZ AREA RECOMMND

The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area."

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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

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

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. [ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

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

10.PLANNING. 2 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 3 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

Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), 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. 5 MAP - GEOLOGIST'S COMMENTS RECOMMND

THIS PROJECT IS LOCATED IN THE COUNTY'S MAPPED LIQUEFACTION POTENTIAL AND SUBSIDENCE POTENTIAL ZONES. NO NEW CONSTRUCTION IS CONTEMPLATED AT THIS TIME, THE PARCEL MAP

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - GEOLOGIST'S COMMENTS (cont.) RECOMMND

IS REQUIRED TO SETTLE LITIGATION BETWEEN BUYER AND SELLER. TYPICAL MITIGATION FOR THE POTENTIAL GEOLOGIC HAZARDS WOULD INCLUDE GROUND IMPROVEMENT THROUGH SITE GRADING AND/OR ENHANCED FOUNDATION DESIGN AND CONSTRUCTION, IF MITIGATION WERE WARRANTED.

CURRENT BUILDING CODE (CBC2007) REQUIRES ALL GRADING AND/OR STRUCTURAL DESIGN TO BE BASED ON GEOTECHNICAL ANALYSIS AND REPORTING. HENCE, ANY CONSTRUCTION ON THIS SITE WOULD BE REQUIRED TO SUBMIT TO A REPORT AS A MATTER OF PERMIT PRIOR TO CONSTRUCTION AT THIS SITE, IF CONSTRUCTION WAS EVER CONTEMPLATED. THIS PARCEL MAP IS, HEREIN, CONDITIONED FOR GEOTECHNICAL/GEOLOGIC STUDIES AS A MATTER OF GRADING PERMIT (SEE 60.BS GRADE.1 AND 60.PLANNING.2).

10.PLANNING. 6 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 G, unless modified by the conditions listed herein.

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 15 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

Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND
unpermitted signage is removed.

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 17 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

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 18 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 19 MAP - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 8, 2010, summarized as follows:

The Riverside County Waste Management Department has reviewed the proposed project located south of Holmes Avenue, east of Charles Avenue, and west of Lorena Avenue, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impacts, 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:

1. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.

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

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

4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - WASTE MGMT CLEARANCE (cont.) RECOMMND

regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous wastes materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1-800-722-4234.

Any questions, please contact Ryan Ross, Planner IV from the Riverside County Waste Management Department Phone (951) 486-3351.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - 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. 3 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

FINAL MAP Parcel Map #: PM36259

Parcel: 157-092-004

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

I JEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

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

50.FIRE. 3

MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 4

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.

1 JEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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

RECOMMND

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

50.FLOOD RI. 3 MAP FLOOD HAZARD AREA

RECOMMND

The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating "The Flood Hazard Area must be kept free of all buildings and obstructions. No grading shall be permitted within the Flood Hazard Area."

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS PALEO

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped to contain documented and/or potential paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

50.PLANNING. 2 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

FINAL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 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 20,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Light Agriculture (A-1) zone, and with the Riverside County Integrated Project (RCIP).

D. Approval of Variance No. 1873 will allow the parcels to reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. below the 100 foot requirement.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 14 MAP - FINAL MAP PREPARER RECOMMND

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

FINAL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 17 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

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

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

50.PLANNING. 19 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for

1. REL MAP Parcel Map #: PM36259

Parcel: 157-092-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - COMPLY WITH ORD 457 (cont.) RECOMMND

human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - INTERSECTION/50' TANGENT RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

*The geotechnical/soils, compaction and inspection reports

FUEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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

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

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

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

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. CELL MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

TENTATIVE MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 MAP - GEOLOGIC STUDY RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE FOLLOWING GEOLOGIC STUDY SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report for site grading in accordance with current Building Code. The investigation shall address geologic hazards and geotechnical requirements including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential, soil bearing properties, overexcavation requirements, and all associated mitigation and grading recommendations.

60.PLANNING. 4 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad site shown on the TENTATIVE MAP. Accessory and/or ancillary buildings/structures shall only be permitted through a subsequent review process, and approvals issued by the Departments of Building and Safety, and Planning.

TENTATIVE MAP Parcel Map #: PM36259

Parcel: 157-092-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to the area of each parcel identified on the TENTATIVE MAP.

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 19 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. 20 MAP - GRADING PLAN REVIEW RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an

I TEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Department of Environmental Health (DEH) Technical Guidance Manual is required.

80.E HEALTH. 2 USE - SEPTIC PLANS RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed countoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing all required information as specified in the DEH Technical Guidance Manual.

However, if grading is proposed, all required information must be placed on Precised Grading plans wet stamped and signed by the Professional of Record.

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line

CEL MAP Parcel Map #: PM36259

Parcel: 157-092-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

trench bottom) is installed for DEH staff to evaluate.

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

Please note that if groundwater encroachment is observed, further engineering, as well as Regional Water Quality Control Clearance may be required.

FIRE DEPARTMENT

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Jurupa 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 #: PM36259

Parcel: 157-092-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

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

PLANNING DEPARTMENT

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

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

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

DATE: May 12, 2010

TO:

Riv. Co. Transportation Dept.	P.D. Trails Section-J. Jolliffe	2nd District Supervisor
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	2nd District Planning Commissioner
Riv. Co. Environmental Health Dept.- Haz Mat	P.D. Archaeology Section-L. Mouriquand	Jurupa Unified School Dist.
Riv. Co. Flood Control District	Riv. Co. Surveyor – Dave Duda	Jurupa Community Services Dist.
Riv. Co. Fire Department	Riverside Transit Agency	Southern California Edison
Riv. Co. Dept. of Bldg. & Safety - Grading	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.	Eastern Information Center (UCR)
Riv. Co. Environmental Programs Dept.	Jurupa Area Recreation & Parks Dist.	US Postal Service (San Bernardino)
P.D. Geology Section-D. Jones	Riv. Co. EDA - Redevelopment	

TENTATIVE PARCEL MAP NO. 36259 – EA42259 – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST: The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet. – APN(s): 157-092-004 and 157-092-005**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 10, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@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.



Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

May 24, 2010

Christian Hinojosa, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: TENTATIVE PARCEL MAP NO. 36259 – EA42259

After reviewing the above referenced project, we have determined that it will have impacts to the Jurupa Area Recreation and Park District, and should be conditioned for the following:

- Ordinance No. 460 (Quimby Fees) or AB1600 – Contact JARPD to determine exact fees
- JARPD District-wide Community Facility District (CFD # 2006-1)

The Jurupa Area Recreation and Park District has Landscape Maintenance District (LMD) responsibilities for developments within our boundaries. If the developer is contemplating the use of a Landscape Maintenance District for any landscape maintenance, they are required to be conditioned for the following:

- Submit any plans pertaining to landscaping
- Submit any plans pertaining to public facilities (parks, trails, open space, etc.)
- Pay a \$ 500.00 plan-check fee to JARPD

This project will not have any impacts to either the Jim Real Memorial Community Trail system or to any of the Riverside County Trails.

In addition, this project should be conditioned to be annexed into CFD 2006-1 (a District-wide Community Facilities District) to pay for park maintenance.

If you have any questions or comments, please feel free to contact me at 951-361-2090.

Through:

DAN RODRIGUEZ, General Manager

Prepared by:

BRENDA REYNOLDS, Administrative Assistant

XC: JARPD Board of Directors
Dan Rodriguez, JARPD General Manager
Koppel & Gruber Public Finance
File

Board of Directors

Stephen Anderson ♦ Brad Hancock ♦ Robert M. Hernandez ♦ Richard Lynch ♦ Larry Riddle

General Manager
Dan Rodriguez

June 8, 2010

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

RE: Tentative Parcel Map No. 36259
Proposal: Divide 1.51 acres into two residential parcels
APN: 157-092-004;-005

Dear Mr. Hinojosa:

The Riverside County Waste Management Department has reviewed the proposed project located south of Holmes Avenue, east of Charles Avenue, and west of Lorena Avenue, in the Jurupa Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility. Contact the Franchise Hauler for additional information.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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

Sincerely,



Ryan Ross
Planner IV

PD#46120v78



SANTA ANA RIVER WATER COMPANY

July 26, 2010

Albert A Webb Associates
3788 McCray Street
Riverside CA 92506

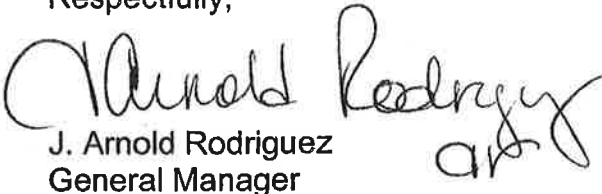
RE: Riverdale Acres Lot 423 – APN #157-092-005
Tentative Parcel Map No. 36259

To Whom It May Concern:

This letter is written in regards to a "Will Serve" request for the above referenced property. The property known as "Vacant Property – Holmes Avenue" APN 157-092-005 (Riverdale Acres Lot 423) is within the Santa Ana River Water Company (SARWC) service area and can be served by SARWC upon completion of application for water service and payment of all fees related to a new water service. No fees or deposits have been received, nor application made, for water services as of this date.

Should there be a need to discuss this matter further, please feel free to contact me at the number listed below.

Respectfully,


J. Arnold Rodriguez
General Manager



RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Jurupa Valley Station

Inter-Departmental Memorandum

Stanley Sniff, Sheriff-Coroner

June 23rd, 2010

To: Riverside County Planning Department

From: Cpl. L. Torres #3103

Re: Project # PM36259

After reviewing the preliminary proposal submitted by Reid & Hellyer APC for the subdivision of 1.51 acres into two residential parcels being bordered by Holmes Avenue, (in the north,) 66th Street, (in the south,) Charles Avenue, (in the east) and Lorena Avenue (in the west,) within the unincorporated area of Riverside County known as Mira Loma, the Sheriff's Department does not have any recommendations at this time, since no structures are being erected.

Corporal Luke Torres
Riverside County Sheriff's Department
Environmental Design Specialist



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Christian Hinojosa, Planning Department
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca,
Gloria Perez, Brenda Salas

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist

DATE: October 25, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Tentative Parcel Map 36259 [Subdivision of 1.51 Acres into Two (2) Residential
Parcels - Mira Loma]

Site Visit: June 1, 2010

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map 36259 proposes a subdivision of 1.51 acres into two (2) residential parcels in the community of Mira Loma. The two (2) proposed parcels shall be a minimum of 20,000 sq. ft. The proposed project is located southerly of Holmes Street, easterly of Charles Avenue, and westerly of Lorena Avenue. There is currently one (1) structure, a single family residence, on the project site. The zoning classification for the proposed project is Light Agricultural (A-1) and the land use designation is Low Density Residential (CD: LDR ½ acre minimum).

REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Mira Loma sub-area).

REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Mira Loma sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.



MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
Re: Tentative Parcel Map 36259
October 25, 2010
Page 2

Per the A-1 zoning classification, the proposed project meets the minimum lot size requirements.

The applicant submitted an exhibit indicating the second entry point on the project site. The exhibit also featured the location of the floor pads for the proposed structure(s).

The Redevelopment Agency has no further comments or concerns regarding the proposed project at this time.

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

DATE: May 12, 2010

TO:

Riv. Co. Transportation Dept.	P.D. Trails Section-J. Jolliffe	2nd District Supervisor
Riv. Co. Environmental Health Dept.	P.D. Landscaping Section-R. Dyo	2nd District Planning Commissioner
Riv. Co. Environmental Health Dept.- Haz Mat	P.D. Archaeology Section-L. Mouriquand	Jurupa Unified School Dist.
Riv. Co. Flood Control District	Riv. Co. Surveyor - Dave Duda	Jurupa Community Services Dist.
Riv. Co. Fire Department	Riverside Transit Agency	Southern California Edison
Riv. Co. Dept. of Bldg. & Safety - Grading	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Regional Parks & Open Space District.	Riv. Co. Waste Management Dept.	Eastern Information Center (UCR)
Riv. Co. Environmental Programs Dept.	Jurupa Area Recreation & Parks Dist.	US Postal Service (San Bernardino)
P.D. Geology Section-D. Jones	Riv. Co. EDA - Redevelopment	

TENTATIVE PARCEL MAP NO. 36259 – EA42259 – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with a minimum lot size of 20,000 square feet. – APN(s): 157-092-004 and 157-092-005

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 10, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 5/20/10

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36259 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Reid & Hellyer E-Mail: _____

Mailing Address: 3880 Lemon Street 5th Floor

Riverside Street CA 92501
City State ZIP

Daytime Phone No: (951) 682-1771 Fax No: (951) 686-2415

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociate

Mailing Address: 3788 McCray Street

Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: See attached list E-Mail: _____

Mailing Address: 11170 Holmes Avenue

Mira Loma Street CA 91752
City State ZIP

Daytime Phone No: (951) 427-2869 Fax No: (_____) _____

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

David H. Hayes by Kenneth C. Kocavak [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

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

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

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 157-090²-004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (cross streets, etc.): North of 66th Street, South of Holmes Avenue, East of Charles Avenue, West of Lorena Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 683 H6

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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_____ PRINTED NAME OF APPLICANT _____ SIGNATURE OF APPLICANT

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

LAWRENCE E. SMITH III _____ SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) _____
Deborah Keeler Smith _____ SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) _____

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

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 157-09²004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (cross streets, etc.): North of 66th Street, South of Holmes Avenue, East of Charles Avenue, West of Lorena Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg 683 H6

OWNERS

Lawrence E. Smith, III

Deborah L. Ven Ckeleer-Smith

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):

This application proposes to subdivide the existing parcel into 2 separate parcels to be consistent with the Riverside County Assessor's information. Currently there are two assessor parcels for this property, however there is only one legal parcel. There is currently an existing residence on APN157 000 004

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). _____ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1.51 acres 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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater 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) *J. Smith* Date 2/22/10

Owner/Representative (2) _____ Date _____

10

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input checked="" type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: VAR 01873 DATE SUBMITTED: 7-29-10

APPLICATION INFORMATION

Applicant's Name: Reid & Hellyer E-Mail: _____

Mailing Address: 3880 Lemon Street 5th Floor
Riverside Street 92501
City CA State ZIP

Daytime Phone No: (951) 682-1771 Fax No: (951) 686-2415

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: jason.ardery@webbassoc

Mailing Address: 3788 McCray Street
Riverside Street 92506
City CA State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Lawrence & Deborah Smith E-Mail: _____

Mailing Address: 11170 Holmes Avenue
Mira Loma Street 91752
City CA State ZIP

Daytime Phone No: (951) 427-2869 Fax No: (____) _____

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Head of Hollyco by Kenneth C. Kocarek [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LAURENCE E. Smith III [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Donald E. Kocarek-Smith [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 157-092-004 and 005

Section: 29 Township: 2 S Range: 6 W

Approximate Gross Acreage: 1.51 acres

General location (nearby or cross streets): North of 66th Street, South of Holmes Avenue, East of Charles Avenue, West of Lorena Avenue.

Thomas Brothers map, edition year, page number, and coordinates: 2009 Pg. 683 H6

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The parcel map is to divide a lot that was divided for tax purposes only, thereby two APN's. The owner is legally dividing the lot. The variance is needed as the current zoning requires a 100-foot wide lot, and neither of the new parcels will meet this requirement.

Related cases filed in conjunction with this request:

Parcel Map 36259

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

If yes, provide Case No(s). PM36259 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42310 E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

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

Is the development proposal 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 development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater 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) Smith Date 7/28/10

Owner/Representative (2) _____ Date _____

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

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

TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross (1.39 net) acres into two (2) residential parcels with 0.61 gross (0.54 net) acres for parcel 1 and 0.90 gross (0.85 net) acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2. a. Specifically, the 92.93 foot average lot width of parcel 1 reduces the 100 foot minimum average lot width by 7.07 feet and the 76.67 foot average lot width of parcel 2 reduces the 100 foot minimum average lot width by 23.33' feet. – APN(s): 157-092-004 and 157-092-005. (Quasi-judicial)

TIME OF HEARING: **1:30 p.m. or as soon as possible thereafter.**
DATE OF HEARING: **FEBRUARY 28, 2011**
PLACE OF HEARING: **RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501**

For further information regarding this project, please contact Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.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 Director 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., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Christian Hinojosa
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2010,

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

APN (s) or case numbers Pm 36259 / VAR 01873 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

*Checked by: Valdeira
RP: 11.1.2011*

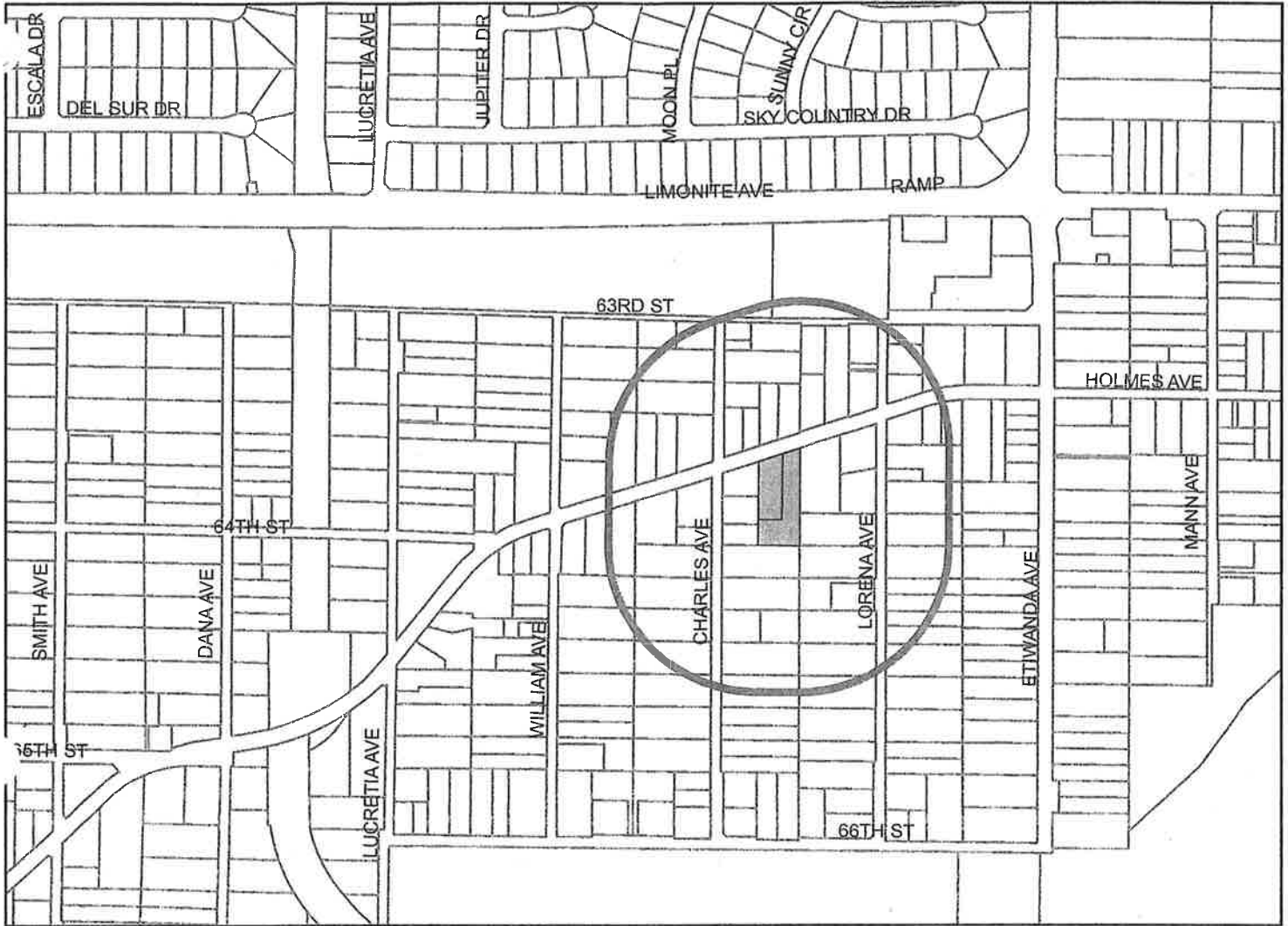
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

157-082-009	157-081-008	157-102-013	157-162-001	157-091-007	157-091-013	157-092-010	157-102-030	157-091-005	157-082-003
157-082-002	157-161-017	157-091-003	157-082-013	157-081-002	157-092-013	157-102-001	157-081-011	157-082-014	157-092-002
157-092-003	157-101-003	157-102-010	157-092-006	157-091-009	157-091-015	157-092-001	157-091-011	157-102-009	157-092-014
157-162-011	157-092-011	157-081-009	157-102-036	157-092-012	157-162-014	157-082-001	157-102-014	157-102-008	157-081-007
157-171-001	157-091-002	157-091-014	157-091-019	157-092-018	157-091-001	157-092-009	157-082-010	157-092-004	157-092-005
157-162-002	157-082-004	157-101-001	157-081-006	157-102-002	157-092-008	157-161-018	157-092-015	157-092-016	157-082-006
157-101-004	157-081-010	157-081-005	157-101-002	157-091-018	157-091-016	157-091-017	157-092-017	157-082-005	157-081-003
157-102-012	157-081-013	157-091-012	157-102-007	157-091-010	157-081-014	157-081-004	157-250-011	157-102-011	157-250-002



820 410 0 820 Feet

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

APN: 157082009, ASMT: 157082009
ANGEL L BECERRA
15581 LA MOINE ST
HACIENDA HEIGHTS CA 91745

APN: 157102030, ASMT: 157102030
CARLOS RIVAS
6420 LORENA AVE
MIRA LOMA CA. 91752

APN: 157081008, ASMT: 157081008
ANTHONY R FIECK, ETAL
11241 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157091005, ASMT: 157091005
CHARLES CHACON, ETAL
720 E CHASE DR
CORONA CA 92881

APN: 157102013, ASMT: 157102013
ANTONIO GONZALEZ
6492 LORENA AVE
MIRA LOMA CA. 91752

APN: 157082002, ASMT: 157082002
CHARLES L HERB, ETAL
P O BOX 1101
MIRA LOMA CA 91752

APN: 157162001, ASMT: 157162001
ANTONIO GONZALEZ ALVAREZ, ETAL
3506 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157161017, ASMT: 157161017
DANIEL MAYNARD
6523 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157091007, ASMT: 157091007
AUDREY MAUREEN MANKEY
P O BOX 895
CAMBRIA CA 93428

APN: 157091003, ASMT: 157091003
DANIEL ORTEGA
11158 63RD ST
MIRA LOMA CA. 91752

APN: 157091013, ASMT: 157091013
BAHMAN B AZIMI, ETAL
11058 MILKY WAY DR
MIRA LOMA CA 91752

APN: 157082013, ASMT: 157082013
DANIEL R HUTCHISON, ETAL
11276 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157092010, ASMT: 157092010
BRADLEY DALE PETROFF, ETAL
6442 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157081002, ASMT: 157081002
E WAYNE SHICK
11236 63RD ST
MIRA LOMA CA. 91752

APN: 157092013, ASMT: 157092013
EARL ROBERT WOLSLEGER, ETAL
P O BOX 297
MIRA LOMA CA 91752

APN: 157091009, ASMT: 157091009
GEORGE C BECERRA
4005 S HERMITAGE DR
HACIENDA HEIGHTS CA 91745

APN: 157102001, ASMT: 157102001
EMILEY VANDESANDE, ETAL
11070 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157091015, ASMT: 157091015
GEORGE SCOTT BELL, ETAL
6370 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157081011, ASMT: 157081011
EPIGMENIO VAZQUEZ, ETAL
6370 WILLIAM AVE
MIRA LOMA CA. 91752

APN: 157092001, ASMT: 157092001
GREGORIO LLAMAS, ETAL
6408 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157082014, ASMT: 157082014
FELIPE M LOPEZ, ETAL
11264 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157091011, ASMT: 157091011
GUILLERMO MORALES
11185 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157092002, ASMT: 157092002
FRANKLIN ABUNDIS
6418 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157102009, ASMT: 157102009
HUMBERTO MATEOS
6448 LORENA AVE
MIRA LOMA CA. 91752

APN: 157092003, ASMT: 157092003
FRANKLIN ABUNDIS
6430 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157162011, ASMT: 157162011
JAMES L SCHWIND
6501 LORENA AVE
MIRA LOMA CA 91752

APN: 157101003, ASMT: 157101003
GARY LEE SORENSEN, ETAL
6366 LORENA AVE
MIRA LOMA CA. 91752

APN: 157092011, ASMT: 157092011
JAMES PERRI
6460 CHARLES AVE
MIRA LOMA CA. 91752



APN: 157081009, ASMT: 157081009
JANICE R MEHAFFEY
11261 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157081007, ASMT: 157081007
JOHN C NIPPER, ETAL
11221 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157102036, ASMT: 157102036
JEAN JOSLIN, ETAL
11090 HOLMES AVE
MIRA LOMA CA 91752

APN: 157171001, ASMT: 157171001
JOSE GARCIA
6514 LORENA AVE
MIRA LOMA CA. 91752

APN: 157092012, ASMT: 157092012
JEFFREY K PEYTON
6475 LORENA AVE
MIRA LOMA CA. 91752

APN: 157091002, ASMT: 157091002
JOSE GONZALEZ
6320 CHARLES AVE
MIRA LOMA CA 91752

APN: 157162014, ASMT: 157162014
JENNEN E LEE TRUST, ETAL
6523 LORENA AVE
MIRA LOMA CA. 91752

APN: 157091014, ASMT: 157091014
JOSE MANUEL GONZALEZ
11197 HOLMES
MIRA LOMA CA. 91752

APN: 157082001, ASMT: 157082001
JESUS HERNANDEZ
6479 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157091019, ASMT: 157091019
JOSE RENTERIA
11144 63RD ST
MIRA LOMA CA. 91752

APN: 157102014, ASMT: 157102014
JOE CARBONE
P O BOX 202
MIRA LOMA CA 91752

APN: 157092018, ASMT: 157092018
JUAN C ROBLES, ETAL
6433 LORENA AVE
MIRA LOMA CA. 91752

APN: 157102008, ASMT: 157102008
JOHN ARNOLD ABACHERLI
6430 LORENA AVE
MIRA LOMA CA. 91752

APN: 157091001, ASMT: 157091001
JUAN M GONZALEZ, ETAL
6308 CHARLES AVE
MIRA LOMA CA. 91752



APN: 157092009, ASMT: 157092009
KARIN MARIE SKIBA
6465 LORENA AVE
MIRA LOMA CA. 91752

APN: 157102002, ASMT: 157102002
MARY A MASSIE, ETAL
11078 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157082010, ASMT: 157082010
KARLA K SKALSKY
6456 WILLIAM AVE
MIRA LOMA CA. 91752

APN: 157092008, ASMT: 157092008
MAURICIO G SILVA, ETAL
6451 LORENA AVE
MIRA LOMA CA. 91752

APN: 157092005, ASMT: 157092005
LAWRENCE E SMITH, ETAL
11170 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157161018, ASMT: 157161018
PATRICK P CHAO, ETAL
6493 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157162002, ASMT: 157162002
LETICIA VARGAS
6520 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157092016, ASMT: 157092016
PEDRO M OLVERA, ETAL
6476 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157082004, ASMT: 157082004
LISANDRO RAMON SOLIS, ETAL
6435 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157082006, ASMT: 157082006
RAMONA MEDINA
11240 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157101001, ASMT: 157101001
LUIS A MIRAMONTES
6306 LORENA AVE
MIRA LOMA CA. 91752

APN: 157101004, ASMT: 157101004
RAUL CASTELLANOS, ETAL
11073 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157081006, ASMT: 157081006
MARTHA OWSIAN
11211 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157081010, ASMT: 157081010
RAYMOND L HEBEL, ETAL
11293 HOLMES AVE
MIRA LOMA CA. 91752

APN: 157081005, ASMT: 157081005
ROBIN MCDOWELL
6361 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157081013, ASMT: 157081013
SAMUEL PELAYO, ETAL
6336 WILLIAM AVE
MIRA LOMA CA. 91752

APN: 157101002, ASMT: 157101002
ROLUL ROSALES, ETAL
6346 LORENA AVE
MIRA LOMA CA. 91752

APN: 157091012, ASMT: 157091012
SUSAN LORING
3675 MACHEN CIR
WASHOE VALLEY NV 89704

APN: 157091017, ASMT: 157091017
ROMANIAN IND CHURCH PHILA MARANATHA
6331 LORENA AVE
MIRA LOMA CA 91752

APN: 157102007, ASMT: 157102007
TAMARA N TODD, ETAL
6426 LORENA AVE
MIRA LOMA CA. 91752

APN: 157092017, ASMT: 157092017
RONALD CHICO
6391 LORENA AVE
MIRA LOMA CA. 91752

APN: 157091010, ASMT: 157091010
TERESA ANN HUNTER
18312 HARTLUND ST
HUNTINGTON BEACH CA 92646

APN: 157082005, ASMT: 157082005
ROSA M SOLIS
11446 HUMBER DR
MIRA LOMA CA 91752

APN: 157081014, ASMT: 157081014
TOMAS CERVANTES, ETAL
6326 WILLIAM AVE
MIRA LOMA CA. 91752

APN: 157081003, ASMT: 157081003
RUBEN NAVARRO
6311 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157081004, ASMT: 157081004
WALTER J JAMESON, ETAL
6331 CHARLES AVE
MIRA LOMA CA. 91752

APN: 157102012, ASMT: 157102012
RYAN WATSON
6484 LORENA AVE
MIRA LOMA CA. 91752

APN: 157250011, ASMT: 157250011
WENDY CHAI, ETAL
1369 S LYON ST
SANTA ANA CA 92705

APN: 157102011, ASMT: 157102011
WILLIAM E WALTERS
6482 LORENA AVE
MIRA LOMA CA. 91752

APN: 157250002, ASMT: 157250002
WOODROW W HARPOLE, ETAL
63 GRAND AVE
CORONA CA 92881

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

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

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

ATTN: J. Arnold Rodriguez
Santa Ana River Water Company
P.O. Box 61
Mira Loma, CA 91752-0061

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

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

Applicant:

Reid & Hellyer, APC
3880 Lemon Street, 5th Floor
Riverside, CA 92501

Engineer:

Jason Ardery
Albert A. Webb Associates
3788 McCay Street
Riverside, CA 92506

Owner:

Lawrence E. Smith, III
Deborah L. Ven Ckeleer-Smith
11170 Holmes Avenue
Mira Loma, CA 91752