

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

210B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 23, 2011

SUBJECT: TENTATIVE TRACT MAP NO. 34500- Intent to Adopt a Mitigated Negative Declaration - Applicant: Coronado Homes - Engineer/Representative: Arcon Consultants Inc.- Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan - Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) - Location: Northerly of Chambers Avenue, Southerly of Thornton Avenue, Easterly of Hemet Street, and Westerly of Soboba Street - 6.94 Net Acres - Zoning: One-Family Dwelling - 1/2 Acre Minimum (R-1-20000) - **REQUEST:** The Tentative Map proposes a Schedule B subdivision of 6.94 net acres into fifteen (15) Single Family Residential lots with a minimum lot size of 20,000 square feet

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on October 28, 2009.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40657**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE TRACT MAP NO. 34500, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 12, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE: 3/11/11
Tina Grande

Departmental Concurrence

Dep't Recomm.:
Per Exec. Ofc.:

Policy
 Policy
 Consent
 Consent

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 7.1 TENTATIVE TRACT MAP NO. 34500** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Coronado Homes -Engineer/Representative: Arcon Consultants Inc.- Third Supervisorial District - Little Lake Zoning District -San Jacinto Valley Area Plan - Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) - Location: Northerly of Chambers Avenue, Southerly of Thornton Avenue, Easterly of Hemet Street, and Westerly of Soboba Street – 6.94 Net Acres - Zoning: One-Family Dwelling - 1/2 Acre Minimum (R-1-20000) - APN(s): 555-460-020 and 555-470-005. (Continued from 9/30/09). (Quasi-Judicial)

II. **PROJECT DESCRIPTION**

The Tentative Map proposes a Schedule B subdivision of 6.94 net acres into fifteen (15) Single Family Residential lots with a minimum lot size of 20,000 square feet.

III. **MEETING SUMMARY**

The subject proposal did not require a presentation.

Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org.

The following spoke in favor of the subject proposal:

J. George Araaub Jr. Applicant

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

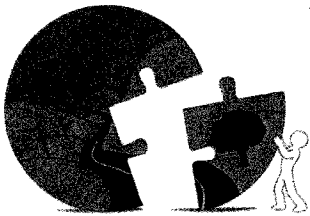
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40657**, 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 TRACT MAP NO. 34500**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

10/25/11
Date

kb
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.

EA40657/TR34500
Project Title/Case Numbers

Jeff Horn
County Contact Person

(951) 955-6892
Phone Number

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

Coronado Homes
Project Applicant

826 Oranve Avenue, Ste #537, Coronado, Ca 92118
Address

The project is located in the San Jacinto Valley Area Plan (SVJAP), more specifically, northerly of Chambers Avenue, southerly of Thorton Avenue, easterly of Hemet Street, and westerly of Soboba Road.
Project Location

The project propoes a Schedule B subdivision of 6.94 net acres into fifteen (15) single-family residential lots with a minmum lot size of 20,000 square feet net.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 28, 2009, 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 **SELECT**.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Principal Planner
Title

October 14, 2009
Date

Date Received for Filing and Posting at OPR: _____

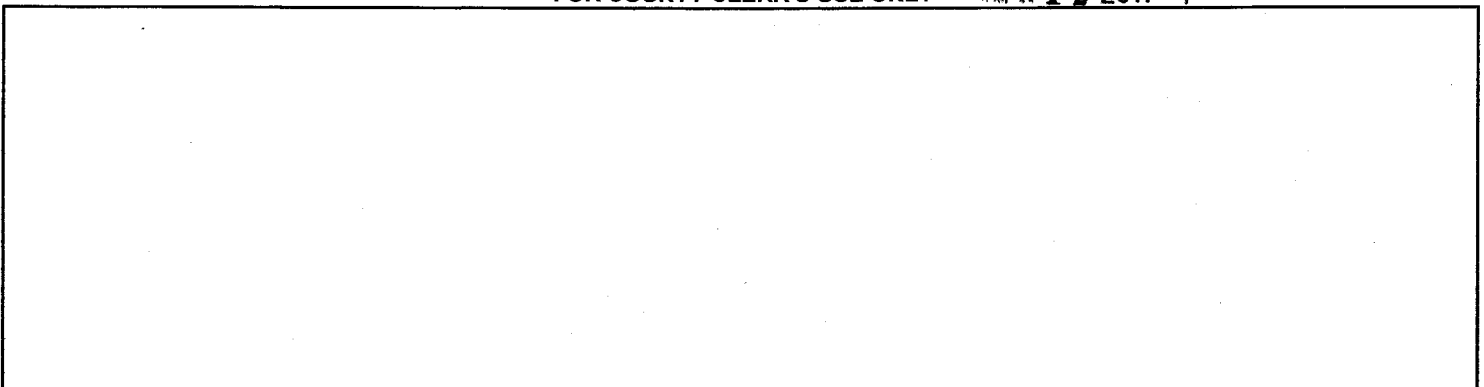
DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

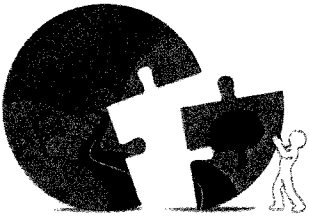
Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

APR 12 2011 1.2





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Tract Map No. 34500/EA40567

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: Jeff Horn Title: Project Planner Date: October 14, 2009

Applicant/Project Sponsor: Coronado Homes Date Submitted: February 1, 2006

ADOPTED BY: Planning Commission

Person Verifying Adoption: Planning Department Date: October 28, 2009

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 Jeff Horn at (951) 955-6892.

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

Please charge deposit fee case#: ZEA40567 ZCFG04095

APR 12 2011 1.2

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * T0601203

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: CORONADO HOMES \$64.00
paid by: CK 2123
CALIF FISH & GAME FEE FOR EA 40657
paid towards: CFG04095 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 01, 2006 13:29
WCHEN posting date Feb 01, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0809825

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

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

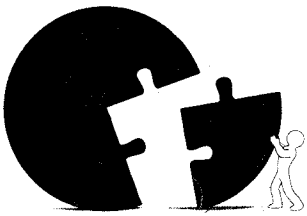
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CORONADO HOMES \$1,876.75
paid by: CK 2620
CALIF FISH & GAME FEE FOR EA 40657
paid towards: CFG04095 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 12, 2008 08:57
MBRASWEL posting date Sep 12, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

210B

DATE: March 23, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: TENTATIVE TRACT MAP NO. 34500

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input 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 (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

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

Need Director's signature by March 30, 2011
Please schedule on the April 12, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4095)

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

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 7.1
Area Map: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: October 28, 2009
Continued From: September 30, 2009

TENTATIVE TRACT MAP NO. 34500
ENVIRONMENTAL ASSESSMENT NO. 40657
Applicant: Coronado Homes
Engineer/Rep.: Arcon Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 34500 proposes a Schedule B subdivision of 6.94 net acres into fifteen (15) Single Family Residential lots with a minimum lot size of 20,000 square feet.

The Project Site is located within the San Jacinto Valley Area Plan (SJVAP), more specifically, northerly of Chambers Avenue, southerly of Thorton Avenue, easterly of Hemet Street and westerly of Soboba Street.

FURTHER PLANNING CONSIDERATION:

OCTOBER 8, 2009

The project was continued from the September 28, 2009 Planning Commission hearing to allow the applicant and Planning Staff time to resolve the following concerns:

- 1) Determination of maintenance entity for the proposed "Rain Gardens"
- 2) Submission on a Landscape Plan, Wall and Fencing, and Entry Monumentation Exhibits.
- 3) Justification and necessity of Environmental Health Department's requirement of a Phase II Environmental Assessment on the site.

Additionally, Condition of Approval 80.PLANNING.18 "FINAL SITE PLAN" was modified per the Planning Commission to reduce the minimum number of unique floor plans to two (2) for the Final Site of Development plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use Designation (Ex. #5): | Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) |
| 2. Surrounding General Plan Land Use Designation (Ex. #5): | North: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre)
South: Single-Family Residential
South: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre)
East: Very Low Density Residential (VLDR) (One Acre Minimum)
West: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) |
| 3. Existing Land Use (Ex. #1): | Vacant Land |
| 4. Existing Zoning (Ex. #2) | One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) |
| 5. Surrounding Zoning (Ex. #2): | North: Light Agricultural – 1 Acre Minimum (A- |

Jeff Horn
10/14/09

1-1) South: Light Agricultural – 5 Acre Minimum (A-1-5) and Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000)
East: Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000)
West: Residential Agricultural – 20,000 Square Foot Minimum (R-A-20,000)

6. Project Data:

Total Acreage: 6.94 Net Acres
Total Proposed Lots: 15
Proposed Min. Lot Size: 20,000 Square Foot
Schedule: B

7. Environmental Concerns:

See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40657**, 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 TRACT MAP NO. 34500**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), and with all elements of the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is highly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) on the San Jacinto Valley Area Plan.
2. The proposed use, fifteen (15) Single Family Residential with a 20,000 Square Foot minimum lot size is permitted use in the Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the north, south, and west, and Very Low Density Residential (One Acre Minimum) to the east.
4. The existing zoning for the subject site is One-Family Dwelling – 20,000 Square Foot Minimum.
5. The proposed use, fifteen (15) Single Family Residential lots with a 20,000 Square Foot minimum lot size, is permitted use in the One-Family Dwelling – 20,000 square foot minimum (R-1-20,000) zoning classification.
6. The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, Light Agricultural – 5 Acre Minimum (A-1-5) and Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000) to the south, Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000) to the east, and One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) to the west.
7. Environmental Assessment No. 40657 identified the following potentially significant impacts:
 - a. Agriculture Resources
 - b. Hydrology/Water Quality
 - c. Biological Resources
 - d. Hazardous Materials

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A specific plan;
 - b. A redevelopment area;
 - c. An agricultural preserve;
 - d. An airport influence area;
 - e. A policy overlay area;
 - f. A fault zone;
 - g. A high fire area; or
 - h. A 100-year flood plain an area drainage plan, or dam inundation area.
3. The project site is locate within:
 - a. The boundaries of the Hemet Unified School District
 - b. The Valley Wide Recreation and Parks District;

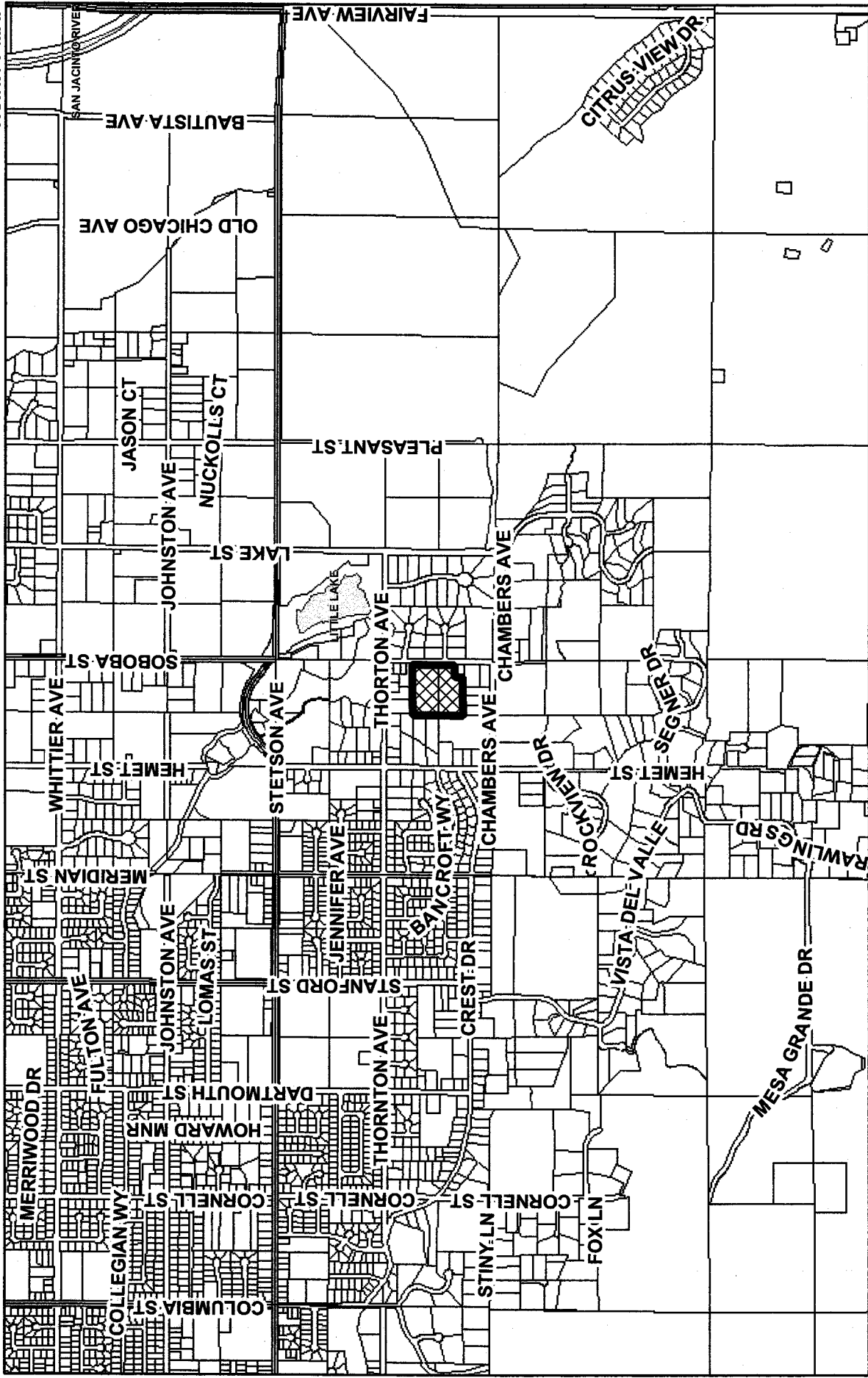
- c. The City of Hemet sphere of influence;
 - d. The Eastern Municipal Water District;
 - e. The San Jacinto Valley Watershed;
 - f. The Steven's Kangaroo Rat Fee Area; and
 - g. The Mount Palomar Lighting Ordinance 655 Zone B approximately 25.49 miles.
4. The subject site is currently designated as Assessor's Parcel Numbers 555-460-020 and 555-470-005.
 5. This project was filed with the Planning Department on February 1, 2006.
 6. This project was reviewed by the Land Development Committee two (2) times on the following dates; August 24, 2006 and March 6, 2008.
 7. Deposit Based Fees charged for this project, as of the time of this staff report's preparation, total \$30,897.25.

JH:jh
Y:\Planning Case Files-Riverside office\TR34500\PC - BOS\TR34500.Staff.ReportContinued.10.28.09.doc
Date Prepared: 8/18/03
Date Revised: 10/15/09

TR34500

Planner: Jeff Horn
Date: 11/05/08
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 10/01/08



RIVERSIDE COUNTY PLANNING DEPARTMENT



District: Little Lake
Township/Range: T5SR1E
Section: 19

Assessors
Bk. Pg. 555-46 & 47
Thomas
841 G3
Bros. Pg.

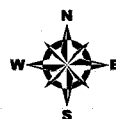


TR34500
DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Little Lake
 Township/Range: T5SR1E
 Section: 19



Assessors
 Bk. Pg. 555-46 & 47
 Thomas
 Bros. Pg. 841 G3

Supervisor Stone
District 3

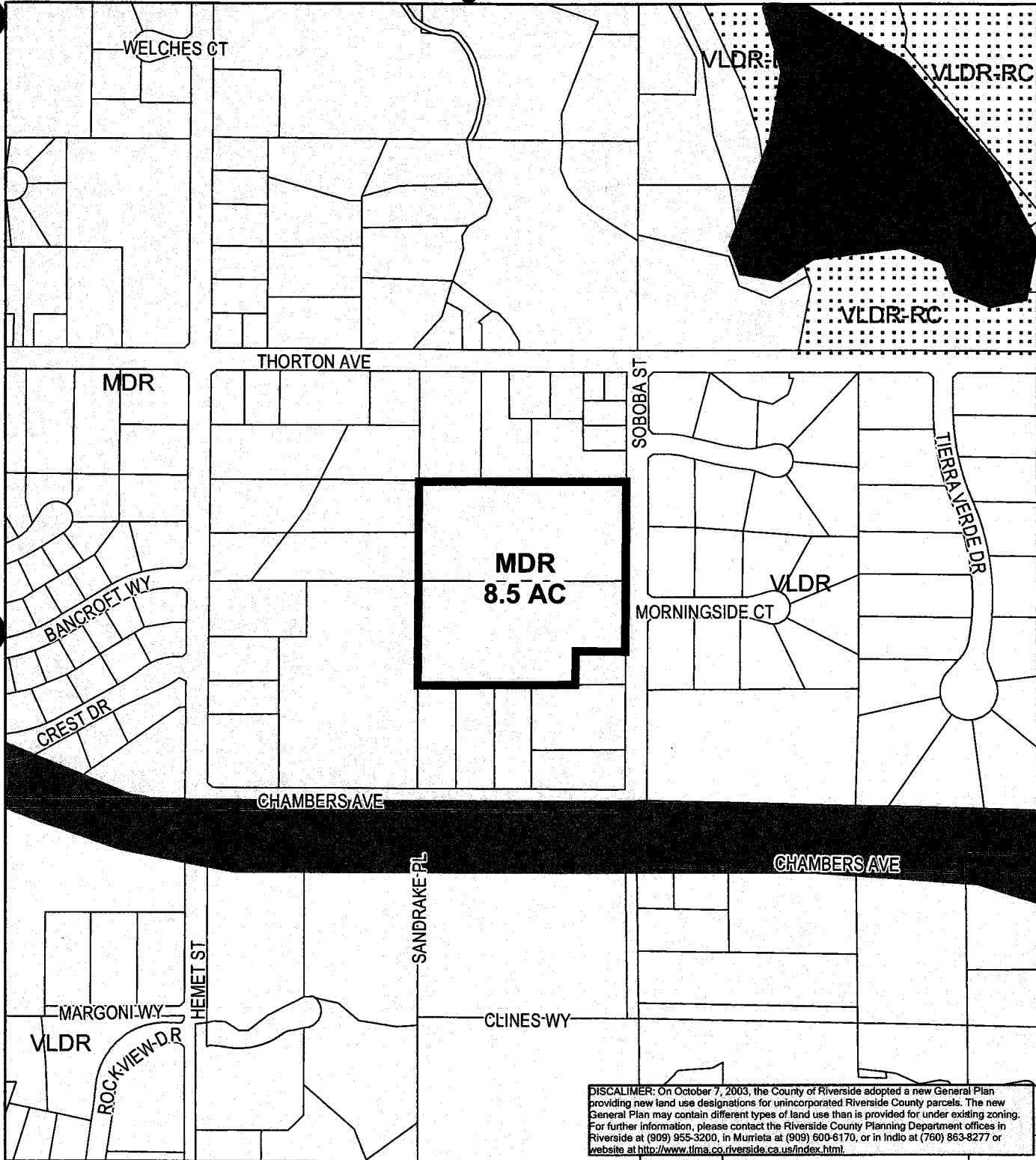
TR34500

Planner: Jeff Horn
Date: 11/05/08

Date Drawn: 10/01/08

Existing General Plan

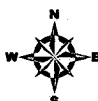
Exhibit 5



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

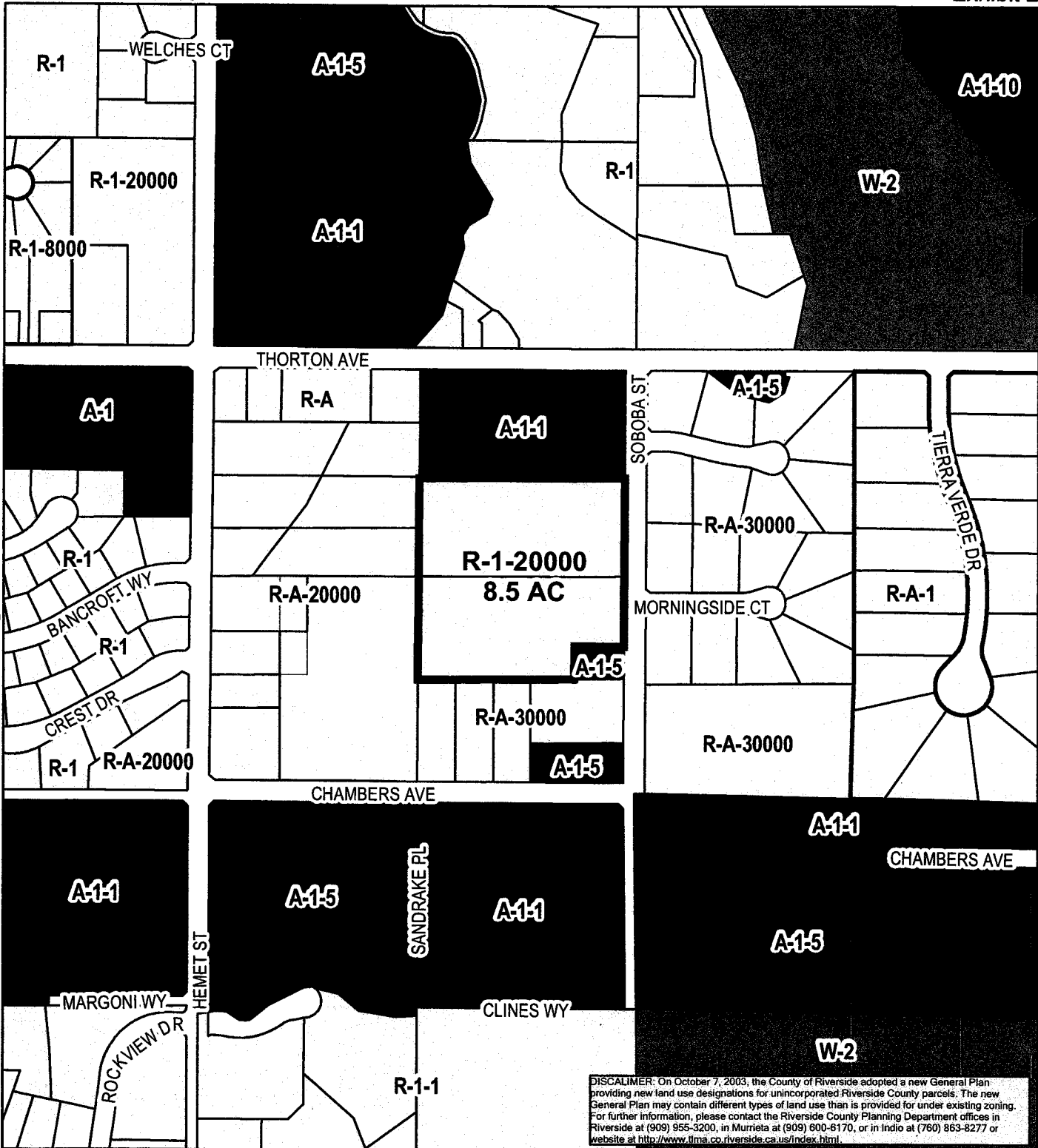
District: Little Lake
Township/Range: T5SR1E
Section : 19



Assessors
Bk.Pg. 555-46 & 47
Thomas
Bros. Pg. 841 G3



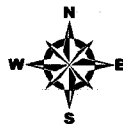
TR34500
EXISTING ZONING



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.irma.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

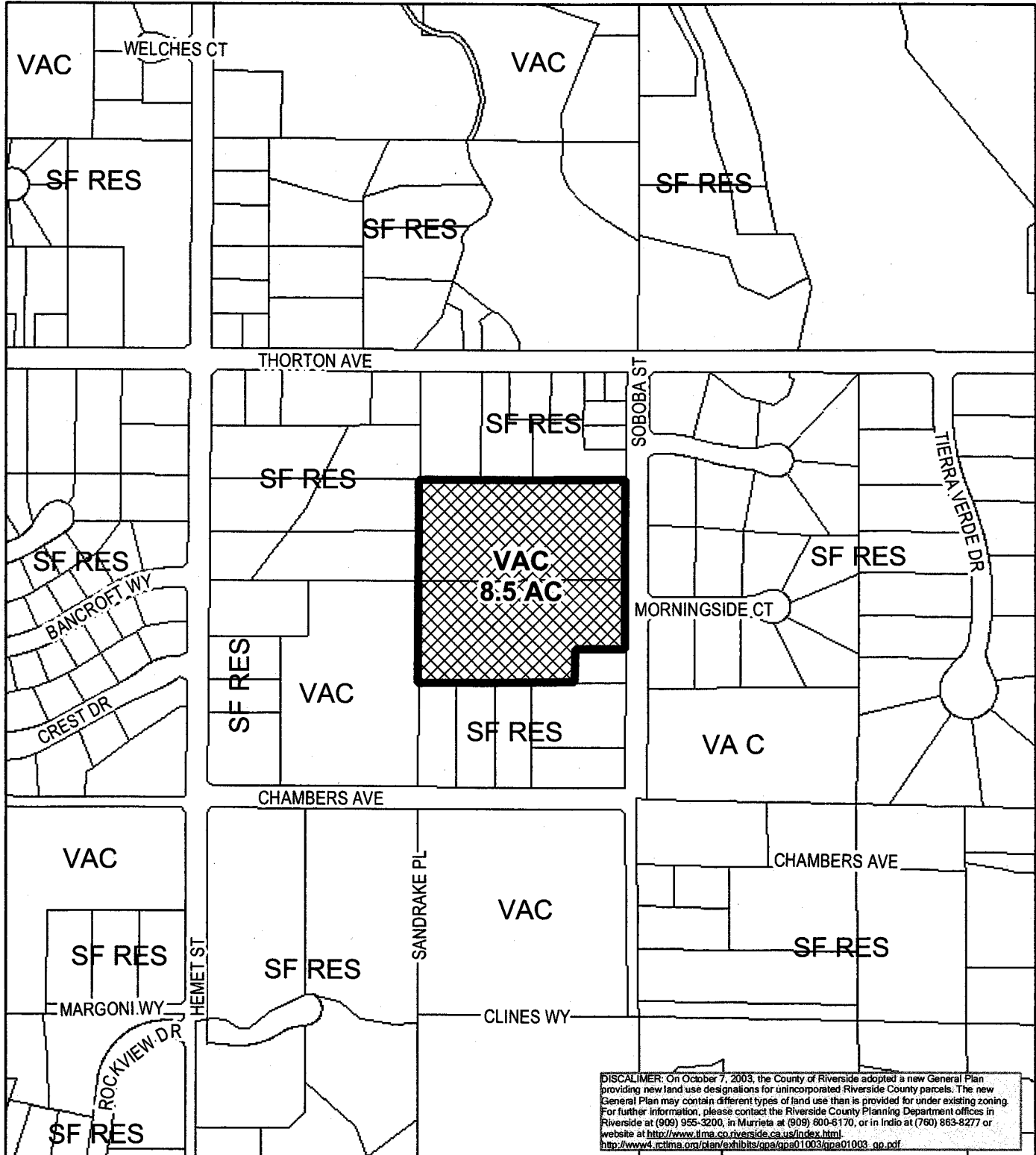
District: Little Lake
 Township/Range: T5SR1E
 Section : 19



Assessors
 Bk. Pg. 555-46 & 47
 Thomas
 Bros. Pg. 841 G3

TR34500

Land Use



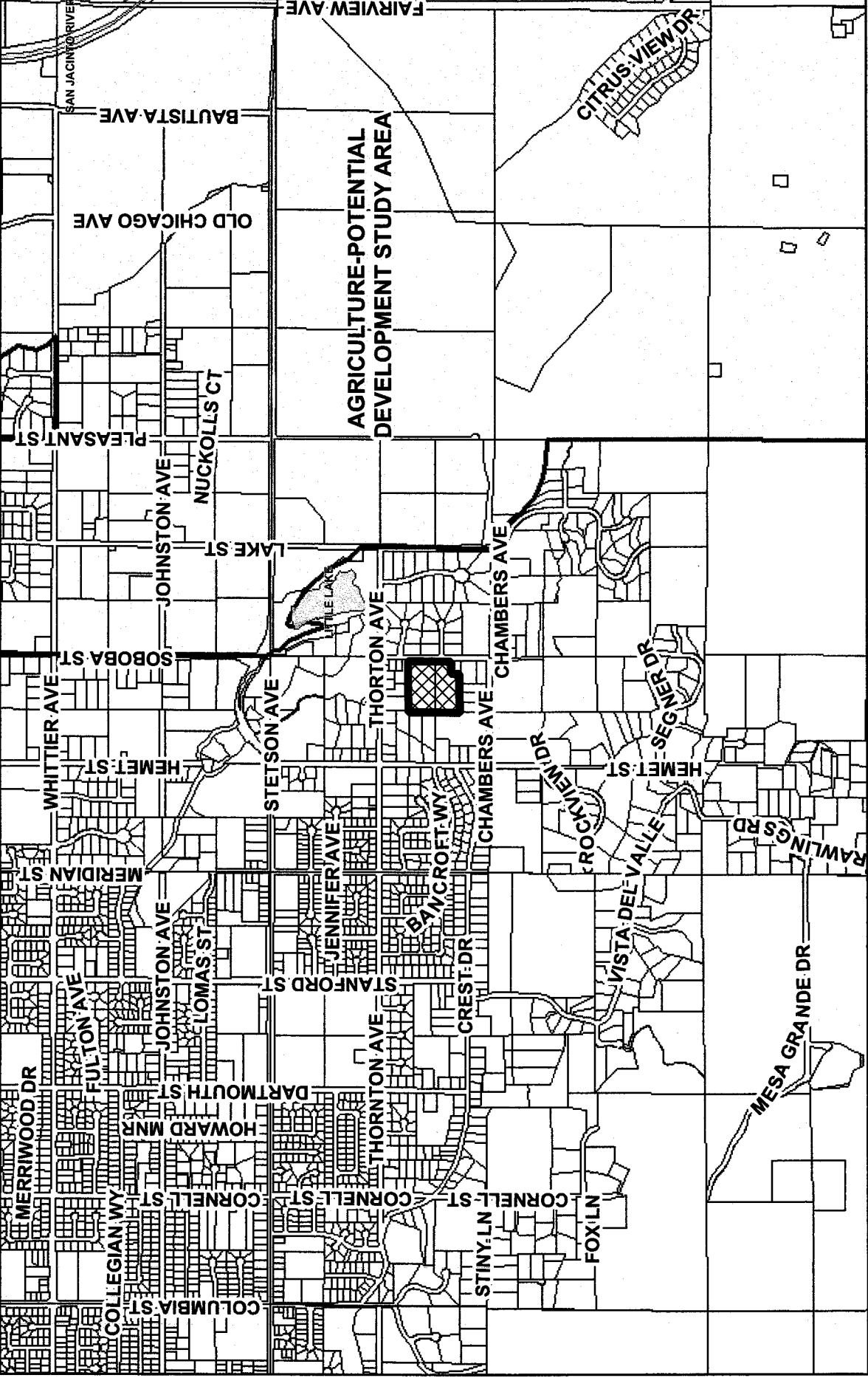
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at http://www.rctima.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Little Lake
Township/Range: T5SR1E
Section: 19



Assessors
Bk. Pg. 555-46 & 47
Thomas
Bros. Pg. 841 G3



Assessors
Bk. Pg. 555-46 & 47
Thomas
Bros. Pg. 841 G3

RIVERSIDE COUNTY PLANNING DEPARTMENT

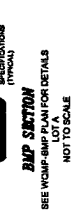
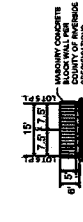
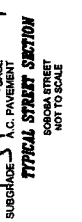
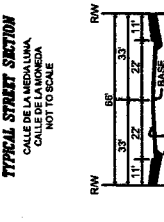
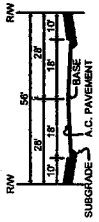
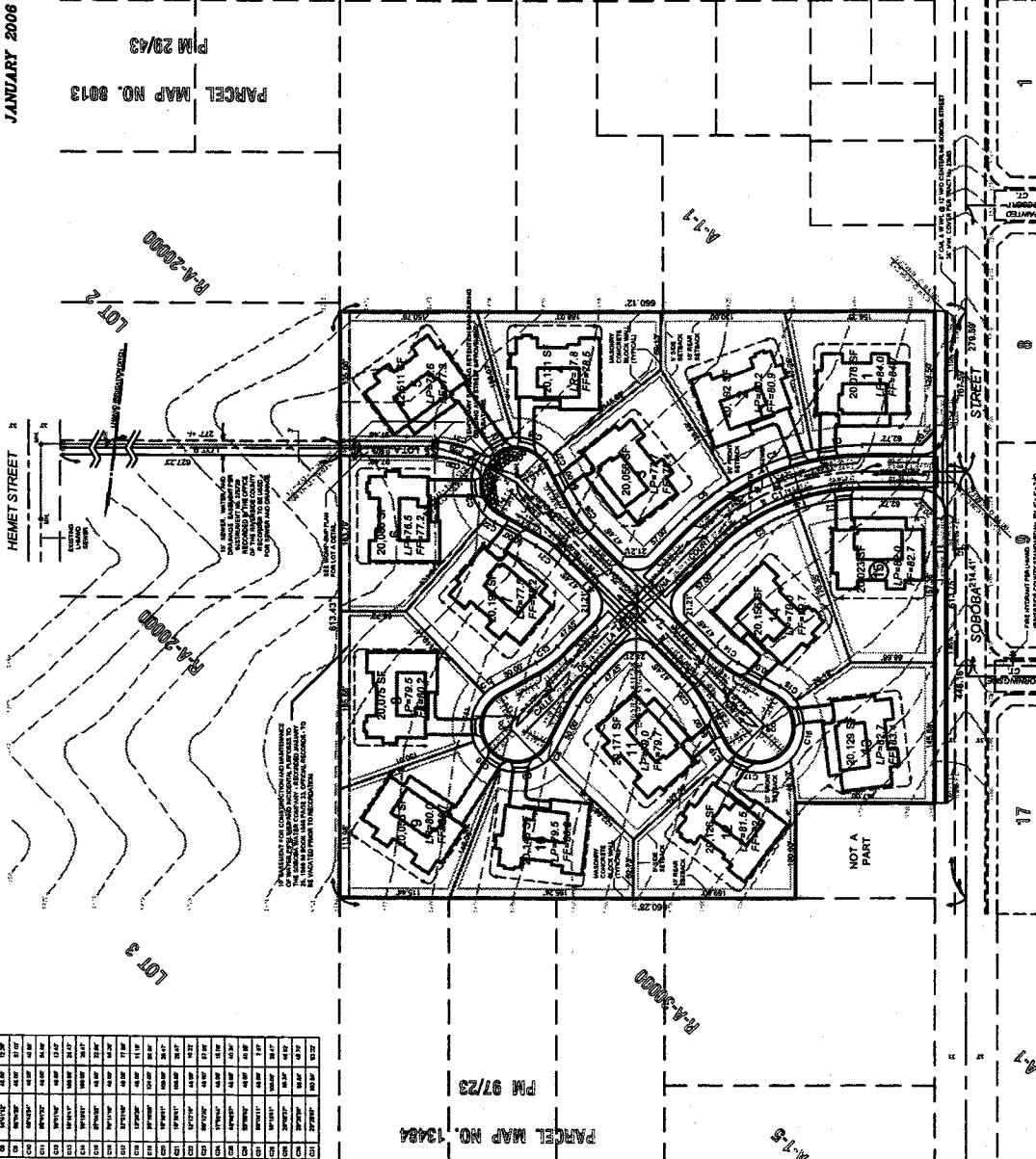
Zone
District: Little Lake
Township/Range: T5SR1E
Section : 19



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 34500
 BEING A SUBDIVISION OF A PORTION OF LOT 1 AND LOT 4 IN BLOCK 240 OF THE LANDS
 OF THE HEMET LAND COMPANY PER MB 1/14-16, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 SECTION 16, T. 6 S., R. 1 E., S.R.E.M.

JANUARY 2008

AREA	AREA (SQ FT)	PERCENT
1	10,000	10.00
2	10,000	10.00
3	10,000	10.00
4	10,000	10.00
5	10,000	10.00
6	10,000	10.00
7	10,000	10.00
8	10,000	10.00
9	10,000	10.00
10	10,000	10.00
11	10,000	10.00
12	10,000	10.00
13	10,000	10.00
14	10,000	10.00
15	10,000	10.00
16	10,000	10.00
17	10,000	10.00
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21	10,000	10.00
22	10,000	10.00
23	10,000	10.00
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25	10,000	10.00
26	10,000	10.00
27	10,000	10.00
28	10,000	10.00
29	10,000	10.00
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31	10,000	10.00
32	10,000	10.00
33	10,000	10.00
34	10,000	10.00
35	10,000	10.00
36	10,000	10.00
37	10,000	10.00
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39	10,000	10.00
40	10,000	10.00
41	10,000	10.00
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90	10,000	10.00
91	10,000	10.00
92	10,000	10.00
93	10,000	10.00
94	10,000	10.00
95	10,000	10.00
96	10,000	10.00
97	10,000	10.00
98	10,000	10.00
99	10,000	10.00
100	10,000	10.00



LEGAL DESCRIPTION:
 PARCELS 1 AND 2 OF PARCEL MAP NO. 8450, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN BY MAP OF RIVERSIDE COUNTY, CALIFORNIA, RECORDED IN RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNDER MAP NO. 8450, PARCEL 5 IN EAST PART OF THE TRACT, SEVERED AND THE SOUTHWEST CORNER OF THE TRACT, BEING 477 FEET OF LOT 2 IN BLOCK 240 OF THE LANDS OF THE HEMET LAND COMPANY PER MAP NO. 1/14-16, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OWNER/LAND DIVIDER:
 THE HEMET LAND COMPANY
 655 DONATE AVENUE, #307
 CERRITOS, CA 94509
 (925) 452-9885

CIVIL ENGINEER/TOPOGRAPHY SOURCE:
 P.A. BILLY, INC.
 328 SOUTH MAIN STREET, SUITE 100
 CERRITOS, CA 94509-4782

SOIL ENGINEER/PRELIMINARY SOIL REPORT:
 SOIL ENGINEERING AND CONSULTANTS, INC.
 328 SOUTH MAIN STREET, SUITE 100
 CERRITOS, CA 94509-4782

UTILITIES:
 LAKE HEMET MUNICIPAL WATER DISTRICT
 1000 W. MAIN STREET, SUITE 100
 HEMET, CA 94543
 ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: SOUTHERN CALIFORNIA
 TELEVISION: SOUTHERN CALIFORNIA

UTILITY SERVICE DISTRICT:
 HEMET WATER REVENUE DISTRICT NO. 10
 100 W. P-1, JUNE 12, 1962

SCHOOL DISTRICT:
 HEMET UNIFIED SCHOOL DISTRICT

PROPOSED LAND USE:
 SINGLE-FAMILY RESIDENCES

ADJACENT LAND USE:
 RESIDENTIAL FAMILY HOUSING

ZONING:
 R-1 - MHA

TOTAL ACRES:
 5.5 ACRES GROSS AND NET AREA

ASSESSOR'S PARCEL NO.:
 054-45-003-001-001-001

PROPOSED IMPROVEMENTS:
 SIDEWALKS

TERMS GUIDE:
 SEE WORK-UP PLAN

NUMBER OF LOTS: 16

NEW STREET LENGTH: 984 FEET

NOTES:
 1. PROPERTY LINE DIMENSIONS, CORNER CONTIGUOUS DIMENSIONS OF THE LAND USE ACQUISITION OF THE SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
 2. SITE IS NOT WITHIN THE ALBERT/PHOENIX SPECIAL STUDY ZONE.
 3. SITE IS NOT SUBJECT TO ANY FLOODED HAZARDS AND IS NOT WITHIN A FEMA FLOODPLAIN OR FLOODWAY.
 4. BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING ALL CONSTRUCTION OPERATIONS CONCERNING THE COMPLETION OF THIS PROJECT.
 5. HYDROLOGY CALCULATIONS ARE INCLUDED IN APPENDIX C OF THE VMP-MAP PROJECT SPECIFIC - WATER QUALITY MANAGEMENT PLAN. BEST MANAGEMENT PRACTICES SHALL BE USED FOR CONSTRUCTION OF GRADING, FINAL DRAINAGE AND GRADING PLAN. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF GRADING, FINAL DRAINAGE AND GRADING PLAN. THIS PLAN WILL BE PREPARED AFTER TENTATIVE MAP APPROVAL.

J. GEORGE ANALLIO
 REGISTERED CIVIL ENGINEER NO. 14467

TENTATIVE TRACT NO. 34500
COUNTY OF RIVERSIDE
CALIFORNIA

COUNTY OF RIVERSIDE, CALIFORNIA
 TENTATIVE TRACT NO. 34500
 DRAINAGE AND GRADING PLAN

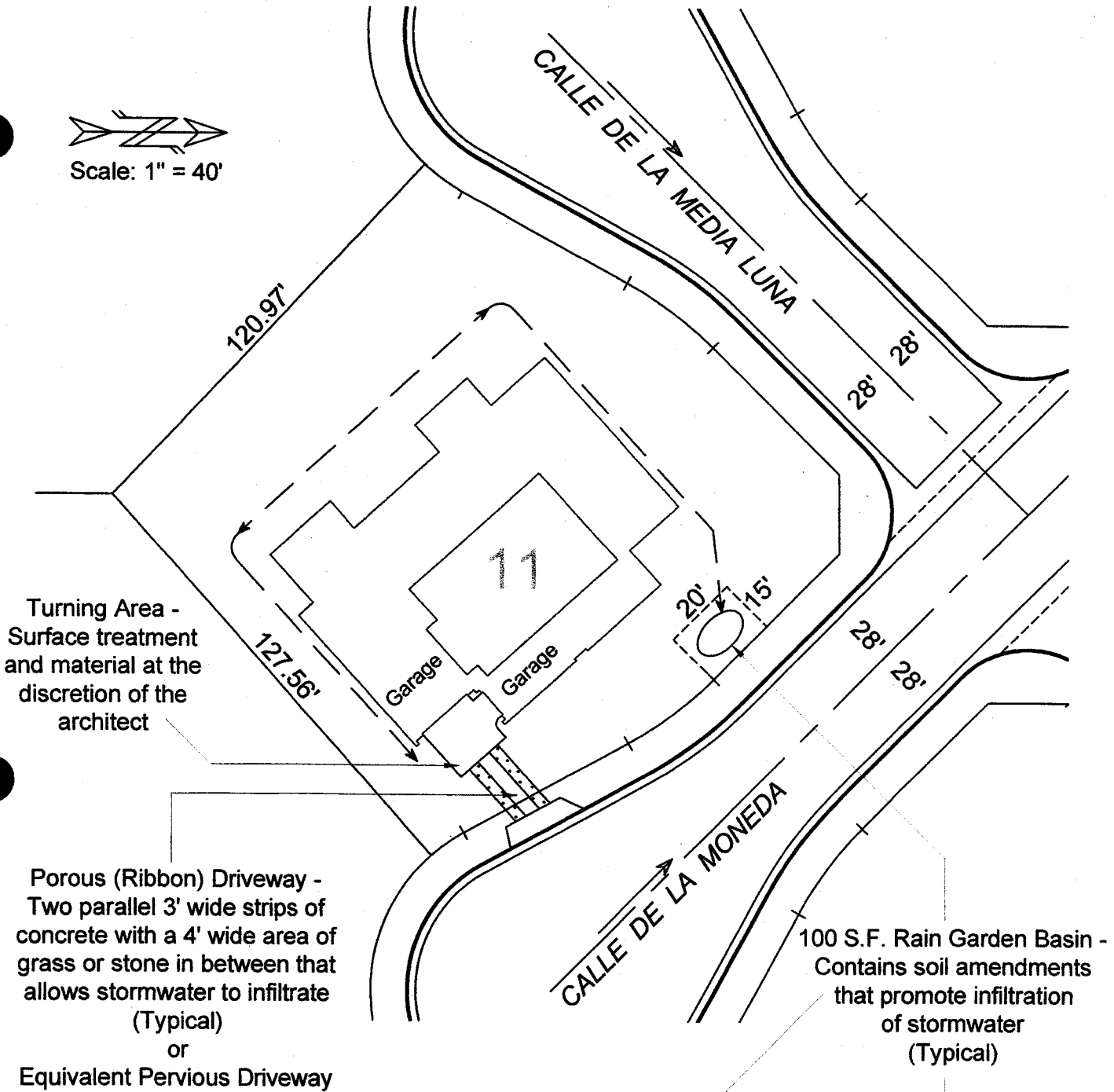
ARCON CONSULTANTS, INC.
 P.O. BOX 18008
 CERRITOS, CA 94507-0008
 (925) 452-9885
 DATE: 1/14/08
 SHEET NO. 1 OF 1
 PROJECT NO. 08010
 AT THE INTERSECTION OF THORNTON AVENUE AND HEMET STREET, ELEV. 716.81

REGISTERED CIVIL ENGINEER NO. 14467
 J. GEORGE ANALLIO
 CIVIL ENGINEER
 COUNTY OF RIVERSIDE, CALIFORNIA
 REPT. OF MAP NO. 8450 AND SAFETY

TRACT NO. 23593
 MB 244 PAGE NO. 8 AND 9

SCALE: 1"=60'
 CHAMBERS AVENUE
 THORNTON AVENUE
 HEMET STREET
 SOBADASH STREET
 PARCEL MAP NO. 13484
 PARCEL MAP NO. 9723
 PARCEL MAP NO. 8913
 PARCEL MAP NO. 2943

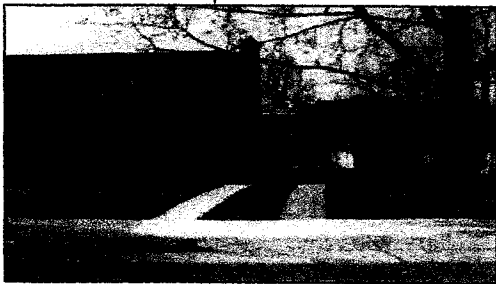
Scale: 1" = 40'



Turning Area -
Surface treatment
and material at the
discretion of the
architect

Porous (Ribbon) Driveway -
Two parallel 3' wide strips of
concrete with a 4' wide area of
grass or stone in between that
allows stormwater to infiltrate
(Typical)
or
Equivalent Pervious Driveway

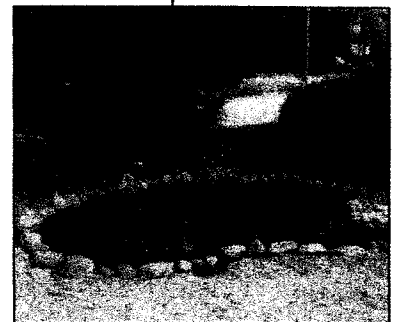
100 S.F. Rain Garden Basin -
Contains soil amendments
that promote infiltration
of stormwater
(Typical)



Porous (Ribbon) Driveway Example



Rain Garden Basin Example



Rain Garden Basin Example

Exhibit A

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40657
Project Case Type (s) and Number(s): Tract Map No. 34500
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Jeff Horn, Urban Regional Planner III
Telephone Number: (951) 955-4641
Applicant's Name: Coronado Homes
Applicant's Address: 826 Orange Ave #537, Coronado, CA 92118

I. PROJECT INFORMATION

- A. Project Description:** Schedule B subdivision of 6.94 net acres into fifteen (15) residential lots with a minimum lot size of 20,000 square feet.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 6.94 Net Acres

Residential Acres: 6.94	Lots: 15	Units: 15	Projected No. of Residents: 45
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

- D. Assessor's Parcel Number(s):** 555-460-020 and 555-470-005
- E. Street References:** The project site is located north of Chambers Avenue, south of Thornton Avenue, east of Hemet Street and west of Soboba Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Section 19 Township 5 South, Range 1 East
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is vacant. The surrounding land uses include a citrus grove, single family residences and vacant land. The surrounding zoning includes R-A-20000, R-A-30000, A-1-1 and A-1-5.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is located in the San Jacinto Valley Area Plan of the RCIP. The Land use designation is Community Development: Medium Density Residential General Plan Designation. The project adheres to the land use policies of the General Plan including density, slope characteristics, and access.
- 2. Circulation:** The project does not impact any transportation facilities referenced in the General Plan.
- 3. Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant

to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is not located within a High Fire Area however the project has been conditioned accordingly. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

B. General Plan Area Plan: San Jacinto Valley

C. Foundation Component: Community Development

D. Land Use Designation: Medium Density Residential (MDR) (2-5 dwelling units per acre)

E. Overlay, if any: N/A

F. Policy Area, if any: N/A

G. Adjacent and Surrounding Area Plan, Foundation Components, Land Use Designations, and Overlay and Policy Area, if any: San Jacinto Valley Area Plan, Community Development and Open Space Foundation, Medium Density Residential, Very Low Density Residential and Open Space Conservation Land Use Designations and no policy areas or overlays.

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: One-Family Dwellings - 20,000 sq. ft. minimum (R-1-20000)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, Light Agricultural – 5 Acre Minimum (A-1-5) and Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000) to the south, Residential Agricultural – 30,000 Square Foot Minimum (R-A-30,000) to the east, and One-Family Dwelling – 20,000 Square Foot Minimum (R-1-20,000) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

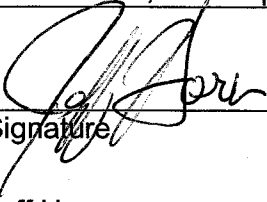
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- 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

August 14, 2009

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located within the vicinity of a scenic highway.
- b) The project currently exists as disturbed vacant land. Therefore, the project will not 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

a) According to the RCIP, the project site is located 25.49 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.20) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of 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. No mitigation measures are required.

a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is designated as Farmland of Local Importance. The impacts of converting this project site and surrounding properties within the San Jacinto Valley Area from agricultural to residential uses have been included in the Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance remains a significant unavoidable impact. The project is within the boundaries of land designated as Prime, Unique, or Statewide Important Farmland (designated Prime Farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the San Jacinto Valley area. The Board of Supervisors found that there were no feasible mitigation measures or alternatives. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.
- b) There are no existing agriculture uses on the project site. Therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Three (3) parcels, zoned Light Agriculture – one acre minimum (A-1-1), exist northerly of the project site, and one parcel zoned Light Agriculture – five acre minimum (A-1-5), exists southeasterly of the project site. Lot Numbers 1-7 and 10-15, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes.

d) The project site has no existing agricultural uses.

Mitigation: This subdivision will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. (50.PLANNING.14) (50.PLANNING.28).

Monitoring: The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

AIR QUALITY Would the project

5. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have

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developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- 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. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

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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BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) The project area is not within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell and as such no conservation for the planned wildlife corridor is required. No suitable habitat was found. No riparian or vernal pool habit was found on the project site.
- b-c) The project site has been disturbed for many years due to bi-annual disking for weed abatement required by the Riverside County Fire Department. However, pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey

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

- d) The 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) No riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service exist within the project site.
- f) The project site does not contain any wetlands, and therefore will not have any substantial adverse effect on jurisdictional waters or on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. (60.EPD.1)

Monitoring: Monitoring shall occur through the Building and Safety Plan Check Process

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation required.

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Monitoring: No monitoring required.

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

Source: Project Application Materials

Findings of Fact:

- a-b) The project has been conditioned that if during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation (COA 10. Planning. 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes.
- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database.

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) There is no potential for liquefaction that exists within the project site therefore the project shall not be subject to seismic-related ground failure, including liquefaction.

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

Monitoring: No monitoring measures required.

12. Ground-shaking Zone

a) 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. 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 required.

Monitoring: No monitoring measures required.

13. Landslide Risk

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

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

Findings of Fact: The project site is relatively flat with less than a 2% slope to the northwest. There are no hills on or immediately adjacent to the project that would cause landslides on the project site caused by land shaking or slope failure. The maximum slope height that is anticipated from grading operations is less than 5 feet constructed at a 2:1 (2 feet horizontal and 1 foot vertical) slope. As a matter of course, the Building and Safety Department has required improvements plans and specifications prepared and submitted by a professional civil engineer to the county of Riverside Building and Safety Department for construction approval.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) The project site is located in an area susceptible to 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 required.

Monitoring: No monitoring measures required.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards. Therefore no impacts to other geologic hazards shall occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

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a-b) The project site is relatively flat with less than a 2% slope to the northwest. There are no hills on or immediately adjacent to the project that would cause landslides on the project site caused by land shaking or slope failure. The maximum slope height that is anticipated from grading operations is less than 5 feet constructed at a 2:1 (2 feet horizontal and 1 foot vertical) slope. As a matter of course, the Building and Safety Department has required improvements plans and specifications prepared and submitted by a professional civil engineer to the county of Riverside Building and Safety Department for construction approval.

c) The project proposes to connect to sewer within the vicinity of the project site. The waste waters of the tentative map can be readily served with the construction of a 630-foot sewer line from the west property line to connect existing Lake Hemet Municipal Water District sewer manhole on Hemet Street through an existing and recorded 15-foot wide sewer easement. Therefore, grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. 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"/>

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during additional 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 60.BSGRADE.02)

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial 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 required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input 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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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) Implementation of the proposed project will involve additional grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

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

- a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) Hazardous materials will not be utilized for grading the residential development, or intended in the construction of the residential units. Any chemicals, small quantities of fuel for landscape maintenance would be stored in compliance with the County of Riverside Ordinances and Fire Department requirements and will not pose a significant risk to the public. Should any hazardous materials appear on the project site, they will be forthwith be disposed of at a designated Riverside County disposal site by the offending contractor.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

- b) As a result of historical agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

- (c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.
- (d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No impacts are anticipated.
- (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 it create a significant hazard to the public or the environment.

Mitigation: Prior to recordation, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria. (COA 50. E HEALTH.01)

Monitoring: Environmental Health Department during Final Map Recordation processing

21. Airports

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

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

Findings of Fact:

- a) The 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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.
- c) The project is not located within an airport land use plan and would 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 required.

Monitoring: No monitoring measures required.

22. Hazardous Fire Area

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

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

Findings of Fact:

- a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

- b) Violate any water quality standards or waste discharge requirements?

- 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)?

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 6 of the FEMA Flood Plain Map, Project Application Materials,

Findings of Fact:

(a-b) The project is within the San Jacinto River Watershed of the Santa Ana River Basin under the jurisdiction of the Regional Water Quality Control Board (RWQCB). All grading and construction activity must comply with the objectives and management policies of this agency to maintain the water quality of the region. The applicant directly or through the County of Riverside Building and Safety and Riverside County Water conservation District will require the presentation of a "notice of Content" to obtain a permit to assure compliance with the National Pollutant Discharge Program (NPDES).

A final WQMP and a Commensurate BMP will be submitted to the County of Riverside in conjunction with the submittal of final engineering plans and specifications. These documents will set forth the procedures to be followed during construction to mitigate the possibilities for soil, pollutants, deleterious industrial plant materials, other debris and substances. The proposed method to control concentrated and or sheet flows is shown in the WQMP. The WQMP also sets forth the BMP for post-construction operation and maintenance to assure its continuity as may be required by law.

All contractors working on the proposed project will be requested to acknowledge and accept the conditions of the WQMP-BMP; these will be contained as an exhibit to their contractual documents. The project sponsor must name a qualified individual to administer the WQMP-BMP as set forth therein.

(c-e) Lake Hemet Municipal Water District (LHMWD) will provide water during construction, and after construction to the residential development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater in the valley basin (See Tentative Map Drainage/Grading Plan).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As an alternative to the typical increased runoff criteria for designing appropriate mitigation feature(s), the tentative map proposes site-design measures to provide mitigation for water quality and incremental increased runoff. Lots are designed to drain to small site infiltration basins ("rain gardens"). These rain gardens shall be designed to capture 100 percent of the runoff from each lot during the smaller, more frequent storm events and allow the runoff to infiltrate within 24 hours. This type of Best Management Practices (BMPs) may over-mitigate any increased runoff due to the proposed street improvements for the residential development.

Each rain garden shall be located within a 20-foot by 15-foot drainage easement on each residential lot and the homeowner shall provide all the necessary maintenance for the facilities. The rain gardens shall be designed to pass the 100-year storm event without damage to the facility. The final design will insure that the entire lot will drain to the BMP prior to draining to the street. These 20 by 15 foot facilities shall be delineated on each lot and labeled water quality mitigation easement on the Final Map. (50.FLOOD RI.10)

- (f) The project site is not located within a 100-year flood plain (see Appendix List Figure Item 6-FEMA Flood Plain Map).

The failure of the Eastside Southern California Metropolitan Water District Reservoir dam would cause considerable damage to the City of Hemet. With sophisticated engineering and design techniques; and the contemporary construction methods that are employed today to ensure safety; there would be small chance, if any, for the above cited dam to fail.

The persons occupying the contemplated project structures would not be exposed to danger from the existence of the MWD Eastside Reservoir dam. The proposed project is at an elevation of 1780 feet above sea level, some 200 higher than the City of Hemet. The flow from the breach of the Lake Hemet Dam situated in Idyllwild would flow northwest into the San Jacinto River toward the City of San Jacinto.

- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted to the Flood Control District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60.Flood.02)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The final design will insure that the entire lot will drain to the BMP prior to draining to the street. These 20 by 15 foot facilities shall be delineated on each lot and labeled water quality mitigation easement on the Final Map. (50.FLOOD RI.10)

Monitoring: The Riverside County Flood Control Department will monitor the project conditions of approval prior to approval of the Final Map.

24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- (a-b) The proposed subdivision configuration has been designed to convey the natural surface waters to drain in a flow pattern as the existing: from the east property boundary to the natural drainage swales west of the west property boundary, to the abandoned LHMWD irrigation ditch, and then to Hemet Street. Once in Hemet Street, the waters reach Stetson Avenue through various public streets. Upon arriving at Stetson Avenue, the waters from the project site form part of the flows into "reach 5" depicted in the Hemet Regional area Drainage Plan; thence flow westerly to Salt Creek.
- c) The failure of the Eastside Southern California Metropolitan Water District Reservoir dam would cause considerable damage to the City of Hemet. With sophisticated engineering and design techniques; and the contemporary construction methods that are employed today to ensure safety; there would be small chance, if any, for the above cited dam failed.

The persons occupying the contemplated project structures would not be exposed to danger from the existence of the MWD Eastside Reservoir dam. The proposed project is at an elevation of 1780 feet above sea level, some 200 higher than the City of Hemet. The flow from the breach of the Lake Hemet Dam situated in Idyllwild would flow northwest into the San Jacinto River toward the City of San Jacinto.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed subdivision configuration has been designed to convey the natural surface waters to drain in a flow pattern as the existing: from the east property boundary to the natural drainage swales west of the west property boundary, to the abandoned LHMWD irrigation ditch, and then to Hemet Street Once in Hemet Street, the waters reach Stetson Avenue through various public streets. Upon arriving at Stetson Avenue, the waters from the project site form part of the flows into "reach 5" depicted in the Hemet Regional area Drainage Plan; thence flow westerly to Salt Creek.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials,

Findings of Fact:

- a) The creation of fifteen (15) parcels on a 6.94 net acre parcel will not result in a substantial alteration of the present or planned land use of an area. The subdivision will create an overall density of 2.16 units per acre, which does not exceed the maximum 5 (five) dwelling units per acre as indicated by the General Plan Land Use Density requirement of the Medium Density Residential Land Use Designation (RCIP, LU-48). Impacts are less than significant.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database,

Findings of Fact:

- a) The parcel map is located within the One Family Dwellings – 20,000 sq. ft. minimum (R-1-20000). The project is consistent with the existing R-1-20000 Zoning Classification.
- b) The project site is surrounded by properties zoned Light Agriculture - 1 Acre Minimum (A-1-1) to the north, Residential Agricultural - 30,000 sq. ft. minimum (R-1-30000) to the east, Residential Agricultural - 30,000 sq. ft. minimum (R-1-30000) and Light Agriculture - 5 Acre Minimum (A-1-5) to the south, and Residential Agricultural - 20,000 sq. ft. minimum (R-1-20000) to the west. The proposed fifteen (15) lot subdivision with a minimum lot size of 20,000 sq. ft. is consistent with the surrounding zoning classifications.
- c) The project is surrounded by single family residences to the north, east, and south, and scattered single family residential and vacant land west. The proposed Schedule B subdivision of 6.94 net acres into fifteen (15) residential lots with a minimum lot size of 20,000 square feet is consistent with the existing and planned surrounding land use.
- d) The project site is designated Medium Density Residential (MDR) (2-5 dwelling units per acre) within the San Jacinto Valley Area Plan (SJVAP). The proposed Schedule B subdivision of 6.94 net acres into fifteen (15) residential lots with a minimum lot size of 20,000 square feet has a density of 2.16 dwelling units per acre, below the minimum density of the Medium Density Residential (MDR) (2-5 dwelling units per acre) land use designation as described in the Comprehensive General Plan.
- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

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

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

- a) The project site is located in an area where mineral resources have not been studied.
- b) The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c) The project site is not 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 required.

Monitoring: No monitoring measures required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

28. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/> D <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/> D <input type="checkbox"/>

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

Findings of Fact:

- a-b) The Hemet/Ryan Airport is situated about four miles from the project site. The airport is a small plane airport with a limited amount of traffic. The project site is not located with the approach or take-off flight paths, and therefore will not have a significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

30. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials,

Findings of Fact: The project site is not located within the vicinity of a highway.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database.

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of	<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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other agencies?

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

Findings of Fact:

a-d) Construction activities associated with private development are localized and temporary localized and temporary. The project would temporary. The project would potentially cause increased "short term" noise levels in the vicinity of the project site. At about 50 feet from the noise source construction noise levels are generally between 88 and 91 decibels (dB).

These noise receptors could be temporarily exposed to noise levels above the Community noise Equivalent Level (CNEL) of 65dB. Construction activities are during daylight hours, beginning at 7:00 A.M. to 6:00 P.M. and are regulated by County Ordinances. The increase in noise level would only occur during project construction and noise impact would be less than significant.

The project does not require the blasting of rock formations or the use of heavy impact equipment for driving piles. Any vibration fro conventional earth moving and paving equipment should be less significant, if at all physically noticeable.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element.

Findings of Fact: The proposed residential project is the remaining large undeveloped parcel within the residential block. This area is exclusively designated as being family oriented. The proposed 15 homes would increase the population by 70 persons. The property is presently zoned for 2-5 dwelling units per acre; the proposed project contains 1.76 dwelling units per acre, less than one/half of the number provided in the General Plan. Therefore the project shall not:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.13) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

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

35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.13) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.11) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

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

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.13)

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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Health Services

Source: RCIP

Findings of Fact: The proposed tentative map would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

RECREATION

39. Parks and Recreation

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

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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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), Valley-Wide Park and Recreation Department Review letter dated August 14, 2006,

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The developer is required to pay park fees on all residential units. The developer must for a homeowner's association to fund the maintenance of any streetscape improvements, detention basin or open space lots.

c) The project site is located within the Valley-Wide Recreation and Park District, which is a maintenance district for streets and roadways within the greater Hemet area. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.8 and 90.PLANNING.3) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, San Jacinto Valley Area Plan.

Findings of Fact:

a) There are no General Plan designated trails adjacent to the project site, therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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

e) Alter waterborne, rail or air traffic?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, San Jacinto Valley Area Plan Circulation Element, Transportation Department Review

Findings of Fact:

- a-c) The project is situated in the Little Lake Zoning District in southeast Hemet. When the project is complete, there will be an increase in vehicle trips, but insufficient to materially impact the traffic of this area. The proposed residential subdivision will have homes containing at least three-car garages. The 20,000 square foot lot sizes will readily accommodate substantial guest parking. The public streets are designed to, and will be constructed to Riverside County Standards, thereby accommodating temporary visiting guests.
- d-e) The air traffic patterns will not change as a result of the proposed project. The increase in the vehicle trips will not materially impact air traffic patterns in any significant manner. A major and a secondary highway are within two miles and a half-mile, respectively. The development will be required to install street improvements commensurate with proper circulation elements; they will be designed and constructed to the standards set by the Transportation Department of Riverside County.
- f-j) The residential subdivision has adequate project entry access form Soboba Street. All the proposed lots are easily accessed. The project will not conflict with any known transportation plans, policies or programs supporting alternative transportation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<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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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will be served by Lake Hemet Water District (LHWD) with water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Wastewater or sewage from the residential subdivision would be discharged into the Lake Hemet Municipal Water District sewer system then treated at EMWD wastewater treatment plant in San Jacinto. The treatment plant has the capacity to accept the discharge from the residential subdivision as presently zoned in accordance with the General Plan. The property has already been annexed to EWMD Improvement District No. 17 as Annexation Parcel 17-92-1 under Board of Director's Resolution No. 2920.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed residential project will generate solid wastes in keeping with this type and size development. The county collects then waste then it is delivered to the Riverside County Lamb Canyon Sanitary Landfill accepting up to 1,900 tons of waste per day. Hazardous materials, waste tires, oil and certain other materials considered hazardous are disposed of as required by strict federal, state, and county regulations. Impacts are expected to be less than significant with the proposed project.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

46. Utilities

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

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

Source: RCIP

Findings of Fact: a-h) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

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

Source: Staff review, Project Application Materials

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Plan (RCIP): Riverside County Integrated Project

Riverside County Land Information System (RCLIS) Website - <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

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

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

JH:ks

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Revised: 9/24/09

TRACT MAP Tract #: TR34500

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule B subdivision of 6.94 net acres into fifteen (15) residential lots with a minimum lot size of 20,000 square feet.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34500, Amended No. 1, dated 2/13/08

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

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 and/or other exactions imposed on this project as a result

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10. GENERAL CONDITIONS

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

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-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 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. 6 MAP-G2.8 MINIMUM DRAINAGE GRAD RECOMMND

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

10.BS GRADE. 7 MAP-G2.9 DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

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10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

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 B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 Feet apart in any direction, with no portion of any lot frontage more than 165 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 660 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 34500 is a proposal to subdivide 8.5 acres into 15 residential lots (with a minimum lot size of 20,000 square feet) in Hemet area. The site is located on the west side of Soboba Street approximately 300 feet north of Chambers Avenue.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Our review indicates that the site is subject to local tributary storm runoff from the east. The site naturally drains in a northwesterly direction to adjacent properties. There are little or no storm drain improvements in this area. Offsite flows will be collected and conveyed through existing streets. Onsite flows are proposed to drain westerly to an existing drainage easement on APN 555-460-008. The District received a copy of a drainage easement for APN 555-460-020 which pertains to TR 34500.

This proposal originally was submitted as a Pre Application Review 00679 to the County for review, in May of 2005. Calculations have been submitted comparing the runoff volume difference for the 10-year/24-hour storm event between the developed and existing conditions. The calculations showed a relatively small amount of increase that could be mitigated with a volume-based BMP. As an alternative to the typical increased runoff criteria for designing appropriate mitigation feature(s), the engineer has designed site-design measures to provide mitigation for water quality and incremental increased runoff. The engineer proposes to grade each lot to drain to small infiltration basins on each lot called "rain gardens". These rain gardens shall be designed to capture 100 percent of the runoff from each lot during the smaller, more frequent storm events and allow the runoff to infiltrate within 24 hours. This type of BMP may over-mitigate any increased runoff due to the proposed street improvements for the residential development. Each rain garden shall be located within a 20-foot by 15-foot drainage easement on each residential lot and the homeowner shall provide all the necessary maintenance for the facilities. The rain gardens shall be designed to pass the 100-year storm event without damage to the facility. Additionally, the extensive use of site design Best Management Practices (BMPs) could offset the increase in flows due to the development even more. These features might include, but not limited to, the installation of porous concrete for all driveways and hardscape, and shallow (between 4 to 6 inches in depth), infiltration basins located on each parcel and adjacent to the street to provide infiltration of onsite flows. The plan does not show how half of the lot is to drain to the infiltration basin as the driveway is in the way. The final design will insure that the entire lot will drain to the BMP prior to draining to the street. These 20-foot by 15-foot facilities shall be delineated on each lot and

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10. GENERAL CONDITIONS

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

labeled water quality mitigation easement on the Final Map.

A note shall be added to the map stating "Water Quality easements shall be kept free and clear of building and obstructions."

Landscape and bedding details of the infiltration basin shall be approved prior to grading permit.

A viable maintenance mechanism shall be determined and responsible entity shall be identified in the funding, operation and maintenance portion of the plan. The District received a letter dated July 26, 2007 that describes the use of CCRs from a HOA to insure that the porous pavement driveways and infiltration basin are maintained.

It should be noted that the site is located within the bounds of the Hemet Regional Area Drainage Plan and the Salt Creek Channel--Winchester/North Hemet (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$5,134 (or per lot for parcels larger than one acre) and \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

****As an alternative to the typical increased runoff criteria for designing appropriate mitigation feature(s), the engineer has designed site-design measures to provide mitigation for water quality and incremental increased runoff. The engineer proposes to grade each lot to drain to small infiltration basins on each lot called "rain gardens". These rain gardens shall be designed to capture 100 percent of the runoff from each lot during the smaller, more frequent storm events and allow the runoff to infiltrate within 24 hours. This type of BMP may over-mitigate any increased runoff due to the proposed street improvements for the residential development.****

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all site design/treatment control BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 20 XXU-DRAIN TO STREET RECOMMND

The property shall be graded to drain to the BMP prior to draining to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all Site design/treatment control BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal 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

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10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the One-Family Dwellings - 20,000 sq. ft. minimum (R-1-20,000) zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of [the/each] lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 20,000 square feet.
- e. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1)

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 13 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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 14 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. 15 MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
3. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
4. Wall and Fencing Plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 17 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 map.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 19 GEN - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.PLANNING. 19 GEN - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMND

a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - HAZMAT PHASE II

RECOMMND

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

50.E HEALTH. 2 MAP - WATER PLAN

RECOMMND

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 3 MAP - MONEY

RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 4 MAP - SEWER PLAN - COUNTY RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

FIRE DEPARTMENT

50.FIRE. 4 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. 5 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Hemet Regional Area Drainage Plan and the Salt Creek Channel--Winchester/North Hemet (ADP) which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 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. These 20-foot by 15-foot facilities shall be delineated on each lot and labeled "water quality mitigation easement" on the final map. A note shall be added to the map stating "Water Quality easements shall be kept free and clear of building and obstructions. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 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 R-1-20,000 zone, and with the Riverside County Integrated Project (RCIP).

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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

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

F. The common open space area[s] shall be shown as a lettered lot[s] on the FINAL MAP.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

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 Valley-Wide 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. 12 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. 13 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

50.PLANNING. 14 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

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

RECOMMND

"Lot Nos. 1-7 and 10-15, 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. 20

MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 29 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 - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 4 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - EASEMENT RECOMMND

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

50.TRANS. 6 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Soboba Street and so noted on the final map. Lots 1, 13, and 15, as shown on the TR 34500 Amendment 1 exhibit dated 11/14/07, shall be restricted from direct access on Soboba Street.

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 12 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Soboba Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 13 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - SOILS 2 (cont.) RECOMMND

requirements within the road right-of-way.

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 15 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 17 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 18 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - LANDSCAPING APP. ANNEX (cont.) RECOMMND

continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 24 MAP- CORNER CUT-BACK I RECOMMND

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

50.TRANS. 25 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 26 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 31 MAP - DEDICATION RECOMMND

Interior streets are designated as local roads and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, within the 56 full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56') (Modified)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - PART-WIDTH RECOMMND

Soboba Street along project boundary is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on project side and 12' on opposite side), 6" concrete curb and gutter (project side) match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 48' part-width dedicated right-of-way (33' on project side and 15' on opposite side) in accordance with County Standard No. 104, Section "A". (Modified)

50.TRANS. 36 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 2 MAP-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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

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

60.BS GRADE. 4 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. 5 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.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 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. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 10 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 11 MAP-G2.21POST & BEAM LOT RECOMMND

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

60.BS GRADE. 12 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 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. 13 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.

EPD DEPARTMENT

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

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES

RECOMMND

TR 34500 is located within the limits of the Hemet Regional Area Drainage Plan and the Salt Creek Channel--Winchester/North (ADP) for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 15 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 8.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 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. 17 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 24 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.

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

TR 34500 is located within the limits of the Hemet Regional Area Drainage Plan and the Salt Creek Channel--Winchester/North Hemet (ADP) for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT (cont.) RECOMMND

Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 12 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.

80.PLANNING. 17 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 18 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Third District.

The plot plan shall be approved by the Planning Director

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - FINAL SITE PLAN (cont.)

RECOMMND

prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be two different floor plans for the tract map.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 19 MAP - WALL/FENCING PLAN RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - WALL/FENCING PLAN (cont.)

RECOMMND

shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING

RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.

80.PLANNING. 25 GEN - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25

GEN - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 GEN - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 26 GEN - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 27 MAP - WASTE MGMT. CLEARANCE(1) RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 MAP - WASTE MGMT. CLEARANCE(1) (cont.) RECOMMND

Planning Department verifying compliance with the conditions contained in their letter dated August 10, 2006, summarized as follows:

Prior to issuance of a building permit, a Waste Recycling Permit (WRP) shall be submitted to the to the Waste Managment Distirct for approval.

80.PLANNING. 28 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Lake Hemet Municipal ater District provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 14, 2009, summarized as follows:

1. Payment of all applicable fees.
2. Dedication and recordation of easement(s) to LHMWD.
3. Construction of water and sewer facilities.
4. Construction of easement improvements.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all Site design/treatment control BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall from along the perimeter of the project site. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

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

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete, porous concrete, or an acceptable alternative paving material, as approved by the Planning Director.

Driveways shall be consist of "Ribbon" construction, two (2) parallel three (3) foot wide strips of concrete with a four (4) foot wide area consisting of grass, natural stones, turf, in between to allow stormwater to infiltrate. A full paved area will be provided in front of garages to allow for turning.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP - SKR FEE CONDITION (cont.) RECOMMND

generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 8.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 11 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40657.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - LNDSCP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - LNDSKP/IRRIG INSTALL INS (cont.) RECOMMND

DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

90.PLANNING. 14 MAP - SPECIMEN TREES REQUIRED RECOMMND

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

90.PLANNING. 15 MAP - COMPLY W/ LNDSKP/IRRIG RECOMMND

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

90.PLANNING. 16 GEN - LC LNDSKP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

TRACT MAP Tract #: TR34500

Parcel: 555-470-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 GEN - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 18 MAP - WASTE MGMT. CLEARANCE(2) RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 10, 2006, summarized as follows:

Prior to issuance of an occupancy permit, evidence to demonstrate project compliance with the approved Waste Management Report (WRP) shall be presented by the project proponent to the RCWMD.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 100% COMPLETION RECOMMND

The following condition was modified at the request of Planning Commission on 09/30/09.

Occupancy releases will not be issued to Building and Safety for any lot of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

TRACT MAP Tract #: TR34500

Parcel: 555-470-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 100% COMPLETION (cont.) RECOMMND

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 2 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.

90.TRANS. 3 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

PROJECT MAP Tract #: TR34500

Parcel: 555-470-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 6 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department

10/14/09
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

TRACT MAP Tract #: TR34500

Parcel: 555-470-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - STREET SWEEPING 2 (cont.)

RECOMMND

shall be completed.

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

DATE: August 4, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Commissioner Petty
Supervisor Stone
IT Dept.-J. Sarkissian
Valey-Wide Parks and Rec.
EDA

Co. Waste Management Dept.
Co. Sheriff's Office
Hemet Unified School Dist.
City of Hemet
Lake Hemet Municipal Water
Verizon
Adelphia Cable
Southern Ca. Edison Co.
Southern Ca. Gas Co.
EIC "Attachment A"
US Postal Service
Santa Ana Regional WQCB
Riverside Transit Agency
Pechanga Band of Indians
Soboba Band of Indians

TENTATIVE TRACT MAP NO. 34500– EA40657 – Applicant: Coronado Homes –Engineer/Representative: Arcon Consultants Inc.– Third Supervisorial District – Little Lake Zoning District –San Jacinto Valley Area Plan – Community Development: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Chambers Avenue, southerly of Thornton Avenue, easterly of Hemet Street, and westerly of Soboba Street – 8.5 Gross Acres – Zoning: One-Family Dwelling – 1/2 Acre Minimum (R-1-20000) – **REQUEST:** Schedule B subdivision of 8.5 acres into 15 residential lots with a minimum lot size of 20,000 sq. ft. – APNs: 555-460-020 and 555-470-005

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on August 24, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 13, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology-Leslie Mouriquand

TENTATIVE TRACT MAP NO. 34500, AMENDED NO. 1- EA40657 - Applicant: Coronado Homes - Engineer/Representative: Arcón Consultants Inc.- Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan - Community Development: Medium Density Residential (MDR) (2-5 du/ac) - Location: Northerly of Chambers Avenue, Southerly of Thornton Avenue, Easterly of Hemet Street, and Westerly of Soboba Street - 8.5 Gross Acres - Zoning: One-Family Dwelling - 1/2 Acre Minimum (R-1-20000) - **REQUEST:** Schedule B subdivision of 8.5 acres into 15 residential lots with a minimum lot size of 20,000 sq. ft. - APNs: 555-460-020 and 555-470-005

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 6, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 10, 2006

Pei Ming Chou, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 34500
Proposal: To divide 8.5 acres into 15 residential lots.
APNs: 555-460-020 and 555-470-005

Dear Ms. Pei Ming Chou:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Chambers Avenue, south of Thornton Avenue, east of Hemet Street, and west of Soboba Street, in the San Jacinto Valley Area Plan. The 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 proponent shall do the following:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

3. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

4. 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.
5. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

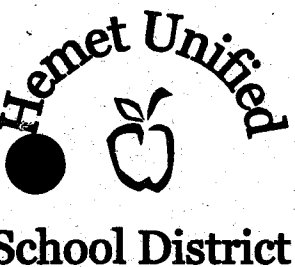
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner II

PD#45581v7



August 10, 2006

Riverside County
Planning Department
PO Box 1409
Riverside CA 92502-1409

Dr. Philip O. Pendley
Superintendent

RE: Tract 34500

Attn: Pei-Ming Chou

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this Tract.

**District Administration
Office**

2350 W. Latham Ave.
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 22,874 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site www.hemetusd.k12.ca.us.

The District's current developer fee rate is \$4.08 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .42 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

Governing Board

Mike Cook
Marilyn Forst
Gisela Gosch
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn

SCHOOL	GRADE LEVEL	CBEDS ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	846	808	-38
Alessandro High	9-12	407	180	-227
Bautista Creek Elem	K-5	927	650	-277
Cawston Elementary	K-5	658	750	92
Cottonwood School	K-8	305	250	-55
Dartmouth Middle	6-8	1014	1080	66
Diamond Valley Middle	6-8	1548	1450	-98
Fruitvale Elementary	K-5	782	550	-238
Hamilton Schools	K-12	1029	917	-112
Harmony Elementary	K-5	818	750	-68
Helen Hunt Jackson	6-12	519	231	-289
H.E.L.P.	7-12	72	50	-22
Hemet Elementary	K-5	843	575	-268
Hemet High School	9-12	2585	1566	-1019
Idyllwild School	K-8	335	300	-35
Jacob Wiens Elementary	K-5	733	750	17
Little Lake Elementary	K-5	829	550	-279
McSweeny Elementary	K-5	703	750	47
Ramona Elementary	K-5	810	550	-60
Santa Fe Middle	6-8	1224	1053	-171
Valle Vista Elementary	K-5	716	550	-166
West Valley High	9-12	3003	2376	-627
Whittier Elementary	K-5	1054	650	-404
Winchester Elementary	K-5	453	400	-53
TOTAL		22,213	17,736	-4,477

Enrollment Projection 2005/2006

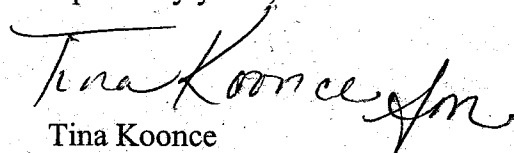
(Data does not include Independent Studies or Home/Hospital)

* CBEDS enrollment as of October 2005

**Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Tina Koonce
Facilities Director




Valley-Wide Recreation & Park District
P.O. Box 907 • San Jacinto, CA 92581
(951) 654-1505 • Fax (951) 654-5279

ORDINANCE 460 – PARKLANDS

TRACT MAP NO. 34500

1. Developer is required to ***pay park fees*** on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements, detention basin or open space lots.



Samuel W. Goepfert, General Manager

August 14, 2006

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

Set of CC00 3588

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" 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 type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 34500 DATE SUBMITTED: _____

APPLICATION INFORMATION *EA 40657 CFG 04095*

Applicant's Name: CORONADO HOMES, INC. E-Mail: jgajr@hotmail.com

Mailing Address: 826 Orange Avenue, #537
Coronado City Street CA 92118
State ZIP

Daytime Phone No: (619) 429-5885 Fax No: (619) 429-0751

Engineer/Representative's Name: Arcon Consultants, Inc. E-Mail: jgasr@hotmail.com

Mailing Address: P.O. Box 180068
Coronado City Street CA 92718-0068
State ZIP

Daytime Phone No: (619) 429-4702 Fax No: (619) 423-0157

Property Owner's Name: Esther G. Araujo E-Mail: esteraraujo@hotmail.com

Mailing Address: 35 Spinnaker Way
Coronado City Street CA 92118
State ZIP

Daytime Phone No: (619) 429-5885 Fax No: (619) 429-0751

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

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

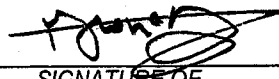
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

CORONADO HOMES, INC.



President

PRINTED NAME OF APPLICANT

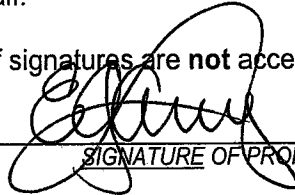
SIGNATURE OF APPLICANT

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.

Esther G. Araujo



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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 555-460-020, 555-470-005

Section: 19 Township: T. 5 S. Range: R. 1 E. S.B.B.M.

Approximate Gross Acreage: 8.5 Acres

General location (street address, cross streets, etc.): North of Chambers Street, South of

Thornton Avenue East of Hemet Street West of Soboba Street

Thomas Brothers map, edition year, page number, and coordinates: 2006, 841, G-3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

A Schedule B Subdivision of ^{6.9 NET} ~~8.5~~ Acres ^{into} consisting of 15 Lots, each containing a minimum of 20,000 square feet in compliance with the existing zoning - R-1-20000. The density is 0.57 lots/acre.

Related cases filed in conjunction with this request:

Tract No. 24845 (Expired) -

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

If yes, provide Case No(s). Change of Zone No. 5580 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 34240, Module No. 327 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: Environmental Study – Appendix to WQMP

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) 630 feet

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: 21,000

Estimated amount of fill = cubic yards 17,132

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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 8½miles of March Air Reserve Base? Yes No

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

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

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

Check answer:
 Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) *J. Muni. Arcon* Date 1/26/06
Arcon Consultants, Inc, Civil Engineers

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 Subdivision Ordinance No. 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

TENTATIVE TRACT MAP NO. 34500- Intent to Adopt a Mitigated Negative Declaration - Applicant: Coronado Homes -Engineer/Representative: Arcon Consultants Inc.- Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan - Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) - Location: Northerly of Chambers Avenue, Southerly of Thornton Avenue, Easterly of Hemet Street, and Westerly of Soboba Street – 6.94 Net Acres - Zoning: One-Family Dwelling - 1/2 Acre Minimum (R-1-20000) - **REQUEST:** The Tentative Map proposes a Schedule B subdivision of 6.94 net acres into fifteen (15) Single Family Residential lots with a minimum lot size of 20,000 square feet – APN(s): 555-460-020 and 555-470-005. (Quasi-Judicial)

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

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/13/09,

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

APN (s) or case numbers TR 34500 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

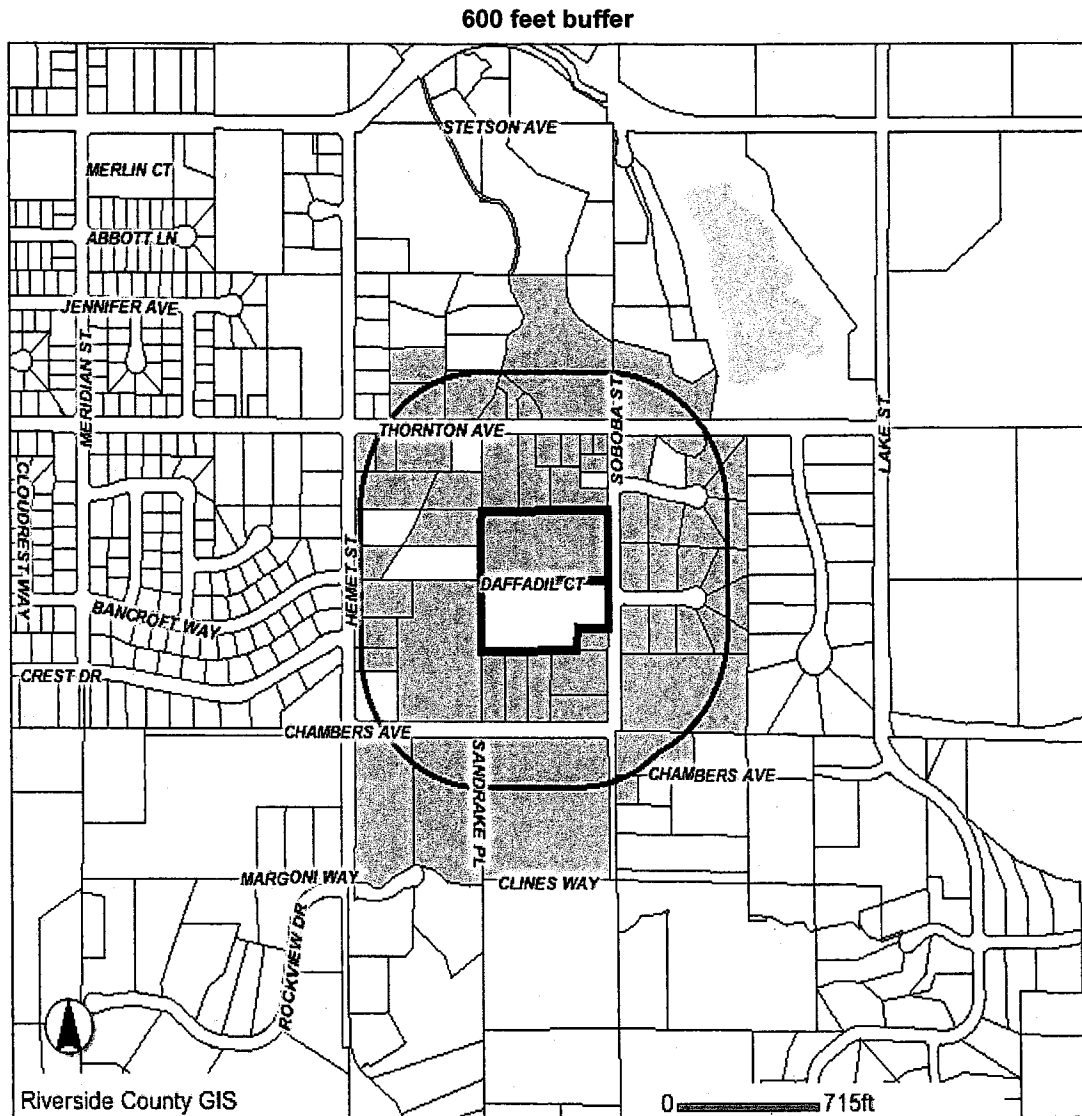
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

10/18/09 CE
EXPIRES: 2/13/10



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 555-060-001 | 555-060-005 | 555-080-015 | 555-320-012 | 555-320-015 | 555-320-017 | 555-320-018 |
| 555-320-020 | 555-320-021 | 555-320-022 | 555-400-001 | 555-400-002 | 555-400-003 | 555-460-001 |
| 555-460-002 | 555-460-003 | 555-460-005 | 555-460-006 | 555-460-008 | 555-460-011 | 555-460-012 |
| 555-460-013 | 555-460-014 | 555-460-015 | 555-460-016 | 555-460-017 | 555-460-018 | 555-460-020 |
| 555-460-022 | 555-470-006 | 555-470-008 | 555-470-009 | 555-470-010 | 555-470-011 | 555-470-012 |
| 555-470-014 | 555-470-024 | 555-470-025 | 555-470-027 | 555-530-001 | 555-530-003 | 555-530-004 |
| 555-530-005 | 555-530-006 | 555-530-007 | 555-530-008 | 555-530-009 | 555-530-010 | 555-530-011 |
| 555-530-012 | 555-530-013 | 555-530-014 | 555-530-015 | 555-530-016 | 555-530-017 | 555-530-018 |
| | | | 555-530-019 | | | |

IMPORTANT

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

MAP PRINTED ON...08/13/2009

APN: 555060001 ASMT: 555060001
JOHN C VANZUYEN
SHARYN L VANZUYEN
27502 SOBOBA ST
HEMET CA. 92544

APN: 555060005 ASMT: 555060005
ROBERT J WILLARD
27550 SOBOBA ST
HEMET CA. 92544

APN: 555080015 ASMT: 555080015
WILLIAM B BRUCE
MICHELLE M BASSETT
42520 THORNTON AVE
HEMET CA. 92544

APN: 555320012 ASMT: 555320012
PAUL C GORDON
SANDRA E GORDON
42428 THORNTON AVE
HEMET CA. 92544

APN: 555320015 ASMT: 555320015
RENE E PRIETO
JOYCE E PRIETO
42370 THORNTON AVE
HEMET CA. 92543

APN: 555320017 ASMT: 555320017
DAVID RONALD PATRICK
CAROL PATRICK
42280 THORNTON AVE
HEMET CA. 92544

APN: 555320018 ASMT: 555320018
ALFREDO MORA
TINA L GALVAN
42274 THORNTON AVE
HEMET CA. 92544

~~APN: 555320020 ASMT: 555320020
MICHAEL J GOODRICH
APRIL W GOODRICH
25925 GERTRUDE LN
HEMET CA 92544~~

APN: 555320021 ASMT: 555320021
MICHAEL JAMES GOODRICH
APRIL WRAY GOODRICH
25925 GERTRUDE LN
HEMET CA 92544

APN: 555320022 ASMT: 555320022
LUCY UTE RACHAL
42426 THORNTON AVE
HEMET CA. 92544

APN: 555400001 ASMT: 555400001
ROBERT GOMES
STACIE BOUCHARD GOMES
27628 HEMET ST
HEMET CA. 92544

APN: 555400002 ASMT: 555400002
LEWIS D REES
42350 ROCKVIEW DR
HEMET CA. 92544

APN: 555400003 ASMT: 555400003
WILLIAM J CLINE
RAFAELA C CLINE
27691 SOBOBA ST
HEMET CA 92544

APN: 555460001 ASMT: 555460001
OLGA VOGT EVANS
42255 THORNTON AVE
HEMET CA. 92544

APN: 555460002 ASMT: 555460002
CHARLES L ERIER
42295 THORNTON AVE
HEMET CA. 92544

APN: 555460003 ASMT: 555460003
DANIEL MENDEZ
VICTORIA P MENDEZ
31351 JANELLE LN
WINCHESTER CA 92596

APN: 555460005 ASMT: 555460005
RONALD G LIVESAY
JANET E LIVESAY
27300 HEMET ST
HEMET CA. 92544

APN: 555460006 ASMT: 555460006
DEBORAH L SCHUERMAN
42367 THORNTON AVE
HEMET CA 92544

APN: 555460008 ASMT: 555460008
WENDY LYNN PICT
27340 HEMET ST
HEMET CA 92543

APN: 555460011 ASMT: 555460011
MELVIN ROY LACAS
JOYCE LUCILE LACAS
42375 THORNTON AVE
HEMET CA. 92544

APN: 555460012 ASMT: 555460012
FINN B JESPERSEN
TAMI JESPERSEN
42435 THORNTON AVE
HEMET CA. 92544

APN: 555460013 ASMT: 555460013
RICHARD JAMES WALKER
27321 SOBOBA ST
HEMET CA. 92544

APN: 555460014 ASMT: 555460014
MIKE J HORAN
NANCY E HORAN
42443 THORNTON AVE
HEMET CA. 92544

APN: 555460015 ASMT: 555460015
JOHN P MOTT
TIFFANY A MOTT
42461 THORNTON AVE
HEMET CA. 92544

APN: 555460016 ASMT: 555460016
JENNIE HOLDEREGGER
42481 THORNTON AVE
HEMET CA. 92544

APN: 555460017 ASMT: 555460017
DAVID LEE DALEY
42497 THORNTON AVE
HEMET CA. 92544

APN: 555460018 ASMT: 555460018
RICHARD MONTANO
MARCIA A MONTANO
P O BOX 946
IDYLLWILD CA 92549

APN: 555460020 ASMT: 555460020
ESTHER G ARAUJO
P O BOX 180068
CORONADO CA 92178

APN: 555460022 ASMT: 555460022
LAUREL L BYRD
27370 HEMET ST
HEMET CA. 92544

APN: 555470006 ASMT: 555470006
DAVID BOOKIN
27443 SOBOBA ST
HEMET CA. 92544

APN: 555470008 ASMT: 555470008
ANN VEYSEY
42484 CHAMBERS AVE
HEMET CA. 92543

APN: 555470009 ASMT: 555470009
LEO MADEIRA
JUDITH A MADEIRA
42420 CHAMBERS AVE
HEMET CA. 92544

APN: 555470010 ASMT: 555470010
DERRICK R HERZ
SHAWN K HERZ
42442 CHAMBERS AVE
HEMET CA. 92544

APN: 555470011 ASMT: 555470011
FRANCISCO CAMACHO
GEOFFREY SULLIVAN
42450 CHAMBERS ST
HEMET CA. 92544

APN: 555470012 ASMT: 555470012
ROBERT WALKER
SUSAN T WALKER
27465 SOBOBA ST
HEMET CA. 92544

APN: 555470014 ASMT: 555470014
TERRY D YEAGER
JEANNETTE L YEAGER
27430 HEMET ST
HEMET CA. 92544

APN: 555470024 ASMT: 555470024
MICHAEL RECORD
LESLIE RECORD
27380 HEMET ST
HEMET CA. 92544

APN: 555470025 ASMT: 555470025
CHARLES PINO
BRENDA PINO
27410 HEMET ST
HEMET CA. 92544

APN: 555470027 ASMT: 555470027
WILLIAM R DAFFIN
HELEN A DAFFIN
27454 HEMET ST
HEMET CA 92544

APN: 555530001 ASMT: 555530001
ANTHONY J IACONO
43145 SAN MATEO WAY
HEMET CA 92544

APN: 555530003 ASMT: 555530003
GLENN J HILDENBRAND
PATRICIA E HILDENBRAND
31944 WHITE TAIL LN
TEMECULA CA 92592

APN: 555530004 ASMT: 555530004
DALE J DONDEL
42590 PAINTED DESERT CT
HEMET CA. 92544

APN: 555530005 ASMT: 555530005
DUANE L WALSTON
SANDRA WALSTON
42595 PAINTED DESERT CT
HEMET CA. 92544

APN: 555530006 ASMT: 555530006
DAVID R PARKIN
JOSETTA L PARKIN
42575 PAINTED DESERT CT
HEMET CA. 92544

APN: 555530007 ASMT: 555530007
THOMAS SYMONDS
42555 PAINTED DESERT CT
HEMET CA. 92544

APN: 555530008 ASMT: 555530008
CRH INC
P O BOX 905
HEMET CA 92546

APN: 555530009 ASMT: 555530009
THAKORBHAI M PATEL
URMILABEN T PATEL
JAGESHBHAI T PATEL
HEENAKUMARI J PATEL
42520 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530010 ASMT: 555530010
KAREN MARKHAM
LEM MARKHAM
42540 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530011 ASMT: 555530011
KENNETH DANIEL JACQUES
VIRGINIA NOREEN JACQUES
42560 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530012 ASMT: 555530012
ANDREA PEEL
42580 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530013 ASMT: 555530013
SHAILESH K PATEL
KALPANA S PATEL
42600 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530014 ASMT: 555530014
MANIKANDA G RAJA
NAGASAILAKSH G RAJA
42585 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530015 ASMT: 555530015
THEODORE H EGGEN
ARDYS CAROL EGGEN
42565 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530016 ASMT: 555530016
SURENDA K SHARMA
PURNIMA SHARMA
42545 MORNINGSIDE CT
HEMET CA. 92544

APN: 555530017 ASMT: 555530017
G MYRL TIBBITTS
CYNTHIA M TIBBITTS
1700 E OAKLAND AVE
HEMET CA 92544

APN: 555530018 ASMT: 555530018
ROBERT DEAN FRAHM
LINDA SUE FRAHM
42569 THORNTON AVE
HEMET CA. 92544



APN: 555530019 ASMT: 555530019
LAKSHMANA R KOKA
4530 FERN GREEN DR
HEMET CA 92545

10/1/2008 11:15:00 AM

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

Growth Management,
U.S. Postal Service
390 W. 5th St.
San Bernardino, CA 92401-9998

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Lake Hemet Municipal Water District
26385 Fairview Ave.
Hemet, CA 92544

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

Planning Department,
City of Hemet
445 E. Florida Ave.
Hemet, CA 92543

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

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

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

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

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

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

CORONADO HOMES
826 ORANGE AVE #537
CORONADO CA 92118

ARCON CONSULTANTS INC
PO BOX 180068
CORONADO CA 92118

ESTHER G ARAUJO
35 SPINNAKER WAY
CORONADO CA 90067