

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

703B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 28, 2011

**SUBJECT: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Angelo Migliaccio – Engineer/Representative: D.M. "Max" Buchanan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – **REQUEST:** The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule 'H' subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42041**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7680**, amending the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Stone, Benoit, and Ashley  
Nays: None  
Absent: Tavaglione  
Date: June 7, 2011  
xc: Planning(2), Applicant, Co.Co.

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

**Prev. Agn. Ref.** | **District:** Fifth | **Agenda Number:**

16.2

REVIEWED BY EXECUTIVE OFFICE

DATE: 5/2/11  
Tina Grande  
Departmental Concurrence

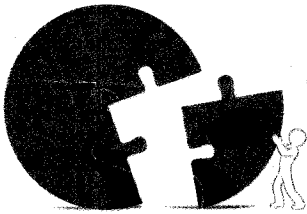
Dept't Recomm.:  Policy  
Per Exec. Ofc.:  Policy  
 Consent  
 Consent

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134

Page 2 of 2

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36134**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Carolyn Syms Luna  
Director

103B

06.07.2011

DATE: April 11, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (5th Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(5th Dist) Press Enterprise

ak

**Need Director's signature by May 12, 2011**  
**Please schedule on the June 7, 2011 BOS Agenda**

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

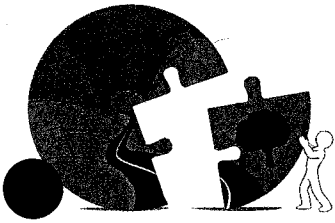
Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5391)

**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"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

FROM: Riverside County Planning Department
[X] 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.

EA42041, Change of Zone No. 7680, Tentative Parcel Map No. 36134

Project Title/Case Numbers

Christian Hinojosa
County Contact Person

(951) 955-0972
Phone Number

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

Angelo Migliaccio
Project Applicant

38731 Newberry Street, Cherry Valley, CA 92223
Address

Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive
Project Location

The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule 'H' subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre.
Project Description

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

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

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

[Handwritten Signature]

Project Planner
Title

January 12, 2011
Date

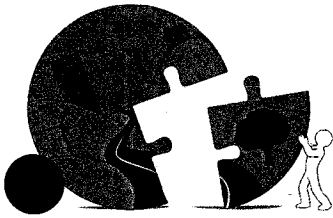
Date Received for Filing and Posting at OPR: \_\_\_\_\_

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

Please charge deposit fee case#: ZEA42041 ZCFG05391

FOR COUNTY CLERK'S USE ONLY

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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: EA42041, Change of Zone No. 7680, Tentative Parcel Map No. 36134

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

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

**COMPLETED/REVIEWED BY:**

By: Christian Hinojosa Title: Project Planner Date: January 12, 2011

Applicant/Project Sponsor: Angelo Migliaccio Date Submitted: September 11, 2008

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

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

Please charge deposit fee case#: ZEA42041 ZCFG05391

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0809765

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: MIGLIACCIO ANGELO \$64.00  
paid by: CK 1887  
CA FISH & GAME FOR EA42041  
paid towards: CFG05391 CALIF FISH & GAME: DOC FEE  
at parcel: 38731 NEWBERRY ST BEAU  
appl type: CFG3

By \_\_\_\_\_ Sep 11, 2008 09:15  
MBRASWEL posting date Sep 11, 2008

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1008025

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: MIGLIACCIO ANGELO \$2,010.25  
paid by: CK 2172  
CA FISH & GAME FOR EA42041  
paid towards: CFG05391 CALIF FISH & GAME: DOC FEE  
at parcel: 38731 NEWBERRY ST BEAU  
appl type: CFG3

By \_\_\_\_\_ Jul 20, 2010 09:59  
MGARDNER posting date Jul 20, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1013019

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: MIGLIACCIO ANGELO \$33.75  
paid by: CK 763  
CA FISH & GAME FOR EA42041  
paid towards: CFG05391 CALIF FISH & GAME: DOC FEE  
at parcel: 38731 NEWBERRY ST BEAU  
appl type: CFG3

By \_\_\_\_\_ Dec 06, 2010 15:42  
MGARDNER posting date Dec 06, 2010

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\*\*\*\*\*

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

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



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

- I. **AGENDA ITEM 3.4: CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Angelo Migliaccio – Engineer/Representative: D.M. “Max” Buchanan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½)

**PROJECT DESCRIPTION**

The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule ‘H’ subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

There were no speakers in favor of the subject proposal:

There were no speakers 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:

**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42041**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

**APPROVED CHANGE OF ZONE NO. 7680**, amending the zoning classification for the subject property from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to Residential Agricultural – 1 Acre Minimum (R-A-1) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

**APPROVED TENTATIVE PARCEL MAP NO. 36134**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No.: 3.4  
Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Christian Hinojosa  
Planning Commission: April 6, 2011

CHANGE OF ZONE NO. 7680  
TENTATIVE PARCEL MAP NO. 36134  
Environmental Assessment No. 42041  
Applicant: Angelo Migliaccio  
Engineer/Representative: D.M. "Max"  
Buchanan

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1).

The Tentative Parcel Map is a Schedule 'H' subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre.

The project site is located northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Vacant land and single family residence  |
| 2. Surrounding Land Use (Ex. #1):              | Single family residences to the north, east and west and vacant land to the south.   |
| 3. Existing Zoning (Ex. #3):                   | Residential Agricultural – 2½ Acre Minimum (R-A-2½)  |
| 4. Surrounding Zoning (Ex. #3):                | Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east and west and Light Agricultural – 1 Acre Minimum (A-1-1) to the south. |
| 5. General Plan Land Use (Ex. #5):             | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Cherry Valley Policy Area  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, south, east and west.  |
| 7. Project Data:                               | Total Acreage: 3.7 Gross<br>Total Proposed Residential Parcels: 3<br>Proposed Minimum Lot Size: 1 Gross Acre<br>Schedule: 'H'  |
| 8. Environmental Concerns:                     | See attached Environmental Assessment No. 42041  |

*D.M.*

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42041**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7680**, amending the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36134**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the applicable policy of the Cherry Valley Policy Area.
3. The proposed project is consistent with the proposed Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed subdivision is consistent with the Schedule 'H' map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), and is located within the Cherry Valley Policy Area, on The Pass Area Plan.
2. The residential parcels, ranging in size from 1.04 to 1.54 gross acres as proposed by the subdivision are larger than the 1 acre minimum lot size required in the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) land use designation, and the applicable policy (PAP 3.1) of the Cherry Valley Policy Area.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, south, east and west.
4. The current zoning for the subject site is Residential Agricultural – 2½ Acre Minimum (R-A-2½).
5. The proposed zoning for the subject site is Residential Agricultural – 1 Acre Minimum (R-A-1).
6. The Residential Agricultural – 1 Acre Minimum (R-A-1) zone indicates that one-family dwellings are a permitted use.
7. The future development of a one-family dwelling on parcels 2 & 3 proposed use, residential parcels with a minimum lot size of 1 gross acre, is consistent with the development standards set forth in the Residential Agricultural – 1 Acre Minimum (R-A-1) zone.
8. The project site is surrounded by properties which are zoned Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the east and west and Light Agricultural – 1 Acre Minimum (A-1-1) to the south.
9. Within the vicinity of the proposed project there is single family residences to the north, east and west and vacant land to the south.
10. The improvements proposed for the subdivision are consistent with the Schedule 'H' map requirements of Ordinance No. 460.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
12. Environmental Assessment No. 42041 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hazards & Hazardous Materials

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

**INFORMATIONAL ITEMS:**

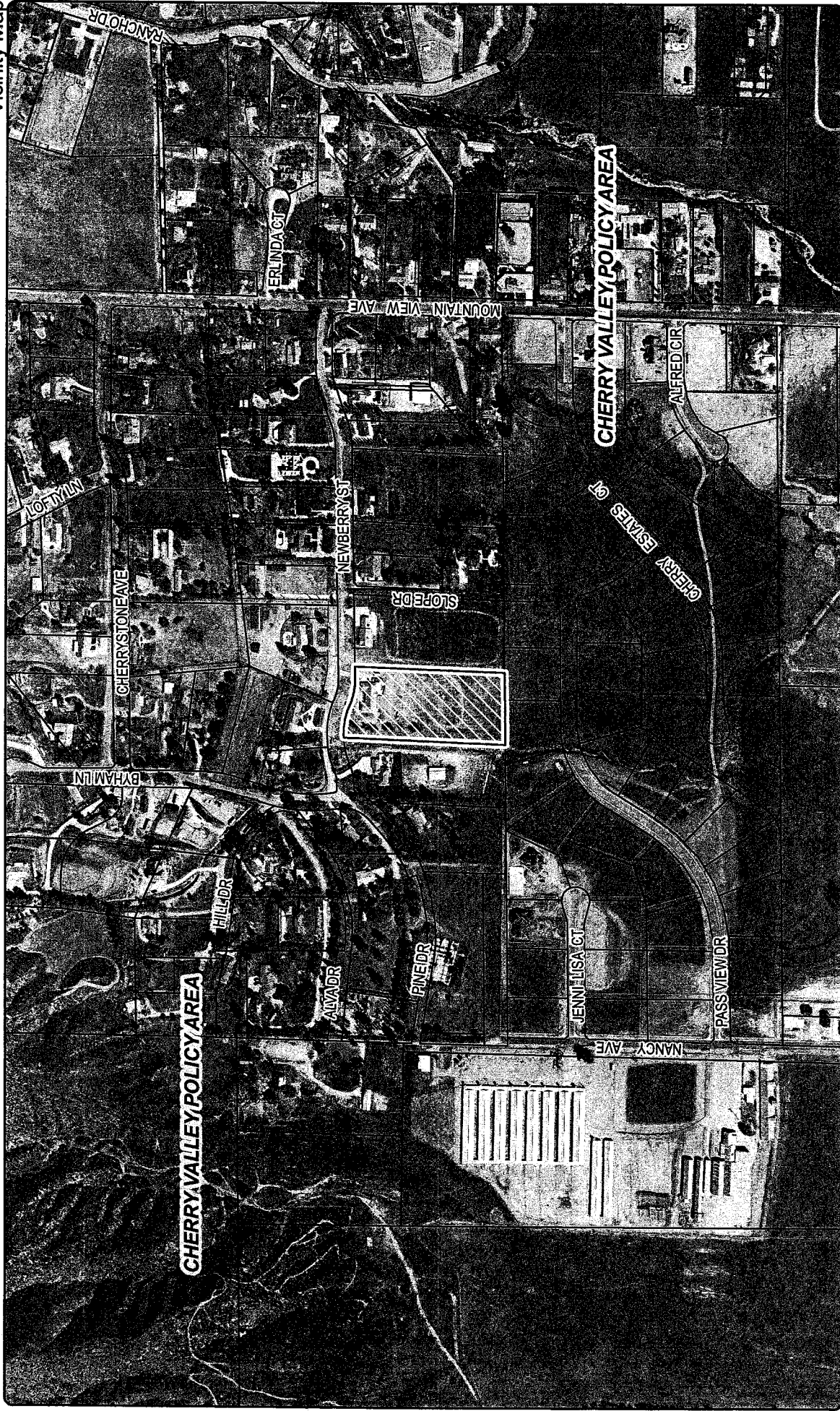
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City of Sphere of Influence;
  - b. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10);
  - c. An Airport Influence Area/Zone;
  - d. An Agriculture Preserve;
  - e. A Circulation Element Right-Of-Way;
  - f. A WRCMSHCP Criteria Cell;

- g. A Flood Zone;
  - h. An Area Drainage Plan Area; or,
  - i. A Dam Inundation Area.
  
3. The project site is located within:
  - a. The WRCMSHCP Fee Area (Ordinance No. 810);
  - b. A Development Impact Fee Area (Ordinance No. 659);
  - c. Zone B (43.58 Miles) of the Mt. Palomar Lighting Ordinance No. 655;
  - d. Cherry Valley County Service Area No. 27;
  - e. A High Fire Area;
  - f. A County Fault Zone (Within a ½ Mile of Unnamed Fault);
  - g. An Undetermined Paleontological Potential;
  - h. An Area Low Liquefaction Potential;
  - i. An Area Susceptible to Subsidence; and,
  - j. The boundaries of the Beaumont Unified School District.
  
4. The subject site is currently designated as Assessor's Parcel Number 407-251-057.
  
5. This project was filed with the Planning Department on September 11, 2008.
  
6. This project was reviewed by the Land Development Committee 3 times on the following dates October 16, 2008, July 9, 2009 and December 10, 2009.
  
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$22,661.88.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07680 PM36134**  
**VICINITY/POLICY AREAS**

Supervisor Ashley  
 District 5

Date Drawn: 07/26/10  
 Vicinity Map

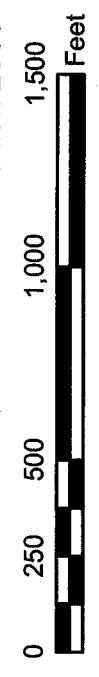


Zoning Area: Cherry Valley  
 Township/Range: T2SR1W  
 Section: 21

Assessors Bk. Pg. 407-25  
 Thomas Bros. Pg. 690 G3  
 Edition 2009



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

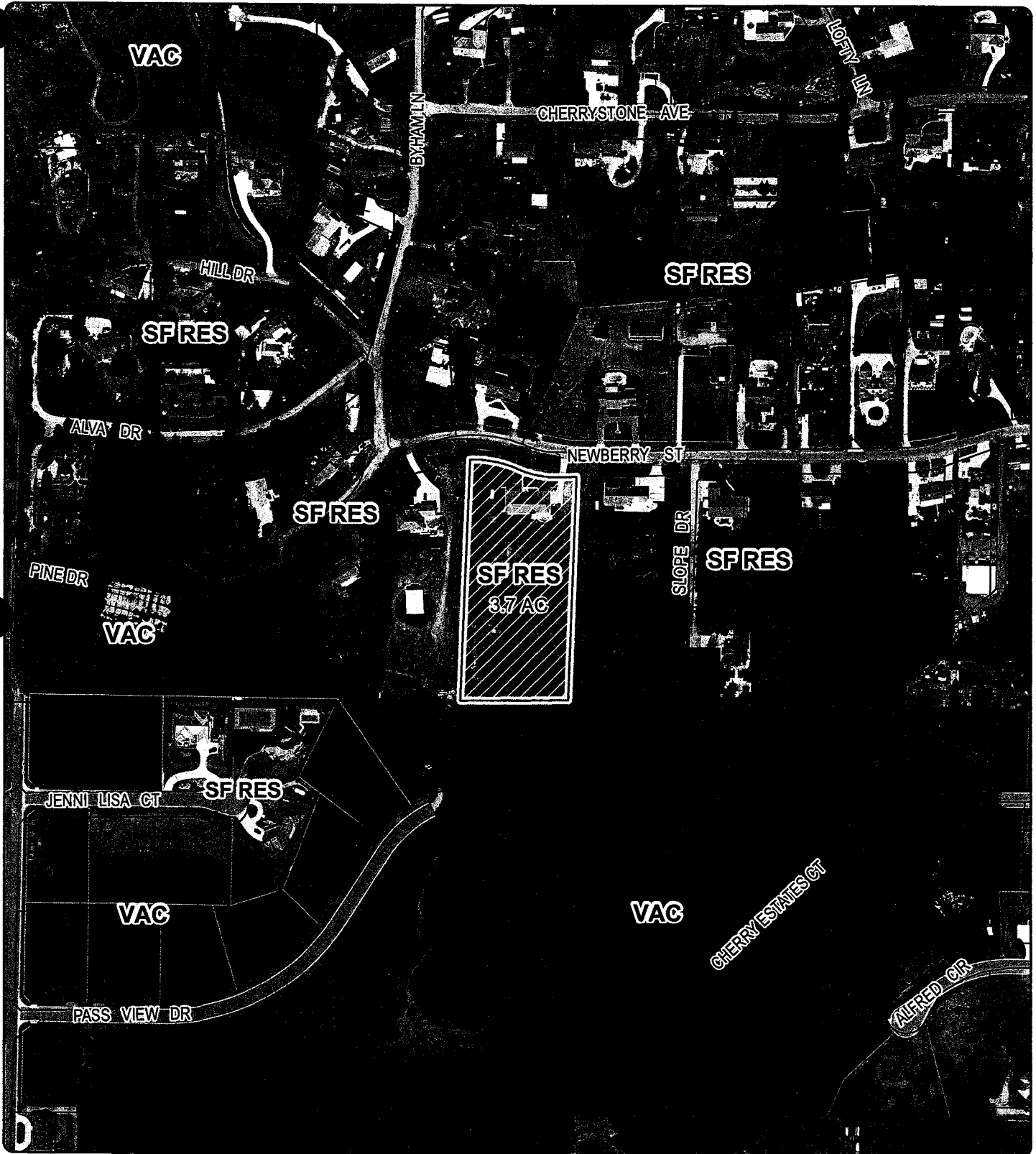
CZ07680 PM36134

Supervisor Ashley  
District 5

Date Drawn: 7/26/10

LAND USE

Exhibit 1

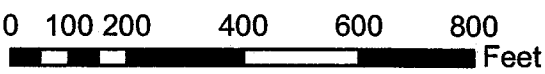


Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

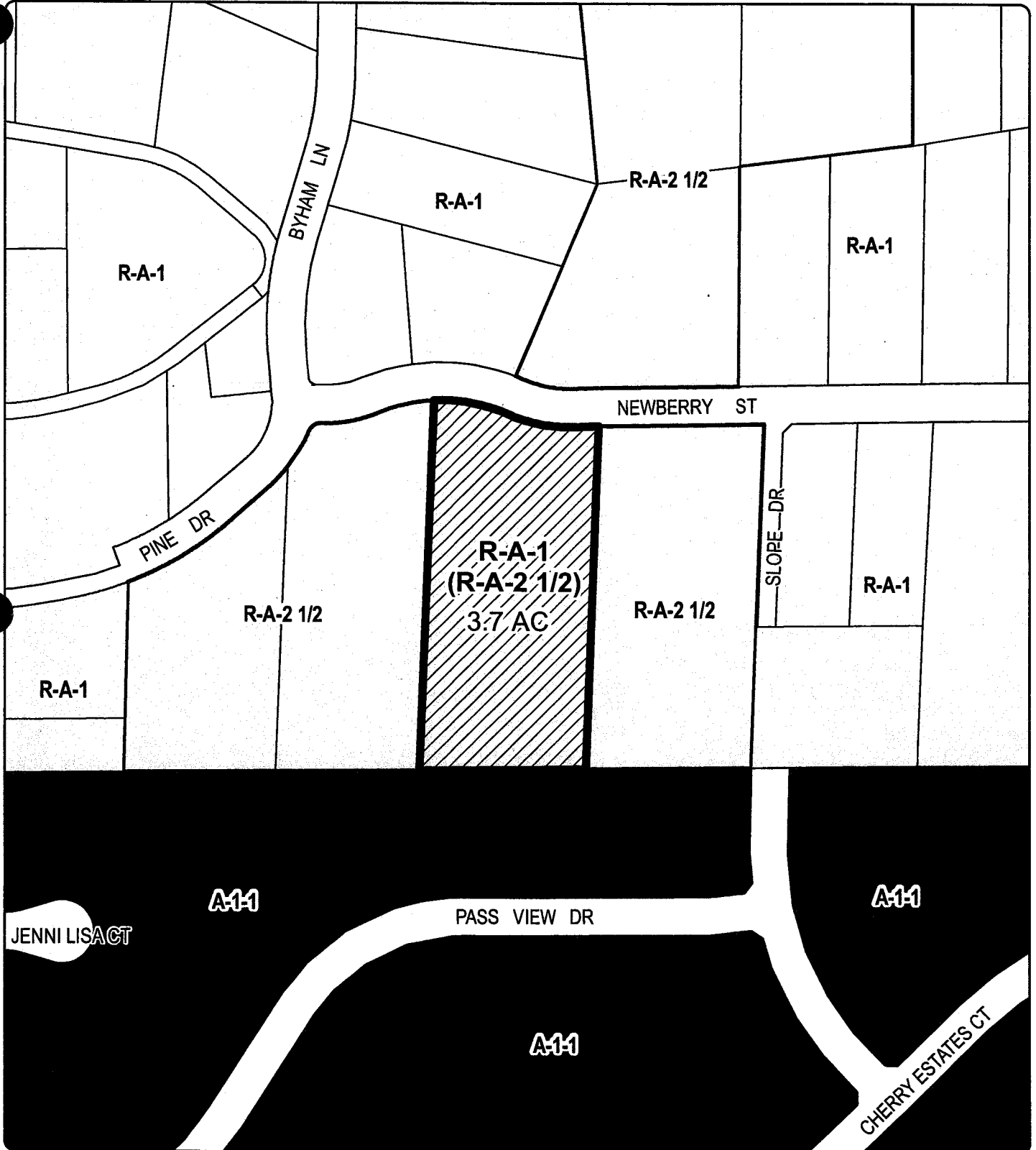
CZ07680 PM36134

PROPOSED ZONING

Supervisor Ashley  
District 5

Date Drawn: 7/26/10

Exhibit 3



Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009



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

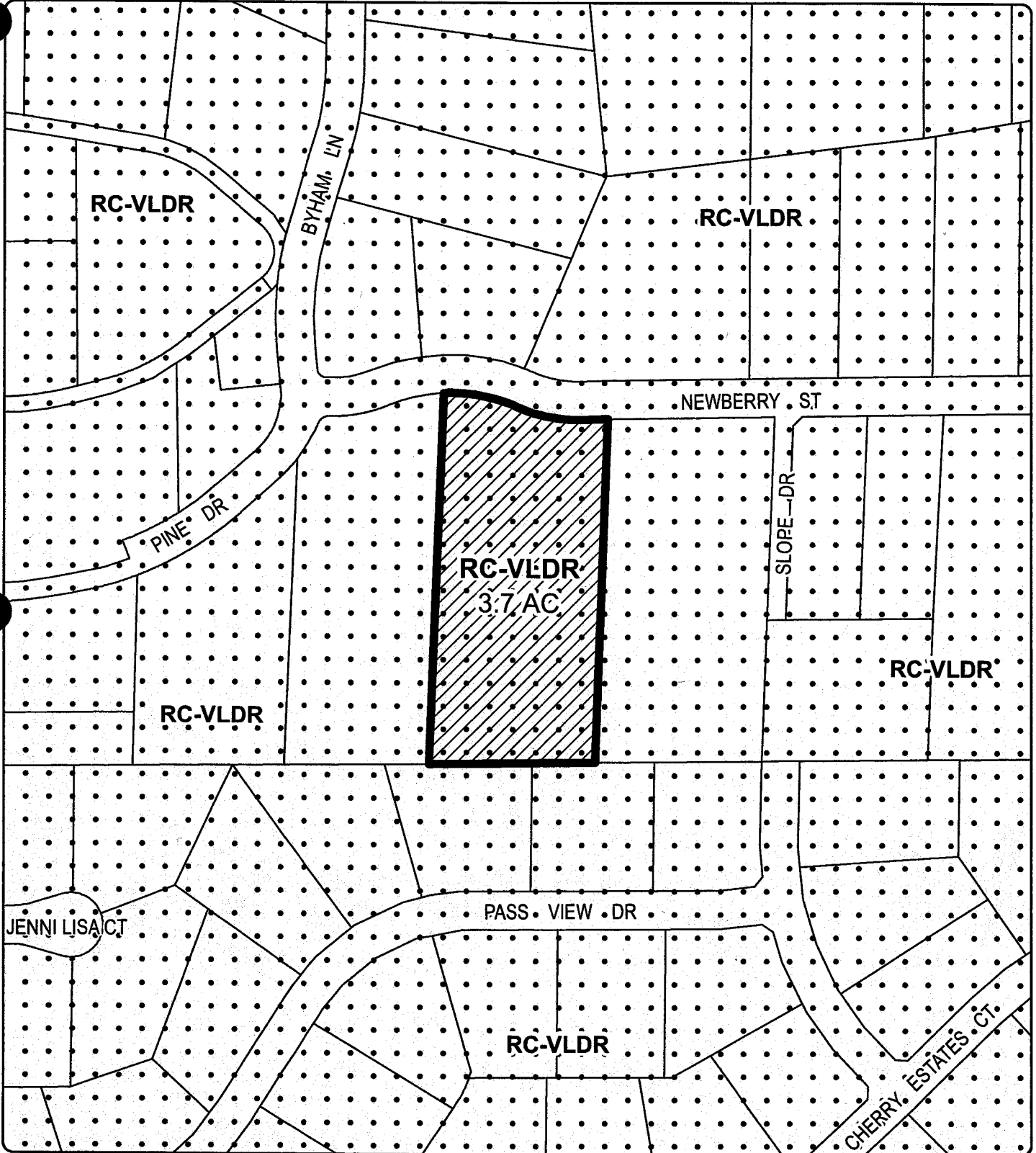


RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134  
EXISTING GENERAL PLAN

Supervisor Ashley  
District 5

Date Drawn: 7/26/10  
Exhibit 5



Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

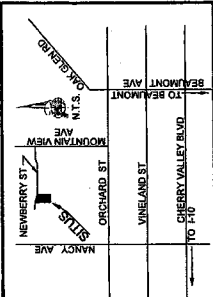
Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009



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

**TENTATIVE PARCEL MAP 36134**

BEING A SUBDIVISION OF LOT 7 OF  
TRACT 3896, M.B. 66/13-16, SECTION 21,  
T.2S., R.1W., S.B.B.&M.  
PREPARED: APRIL 2009



THOMAS BROS., PAGE 68, G-3, 2008  
VICINITY MAP

**LEGAL DESCRIPTION**

LOT 7 OF TRACT 3896, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE(S) 13 THRU 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APPLICANT / LAND OWNER  
ANGELO M. MIGLIACCO  
TRACY S. MIGLIACCO  
38731 NEWBERRY ST  
CHERRY VALLEY, CA 92223  
951-945-1109

**PROPERTY ADDRESS**

APN 407-251-057  
APN 407-251-058  
38731 NEWBERRY STREET  
CHERRY VALLEY, CA 92223

ENGINEER / SURVEYOR / EXHIBIT PREPARER  
D.M. BUCHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.  
15333 ROADRUNNER TRAIL  
BANNING, CA 92220  
951-849-3800

ASSESSOR'S PARCEL NO. 407-251-057  
AREA, 3.7 ACRE GROSS, 3.3 ACRE NET.

**CONTIGUOUS OWNERSHIP:**

THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY  
EXISTING & PROPOSED ZONING: R-A-2, 12, R-A-1  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS

EXISTING LAND USE OF SURROUNDING PROPERTIES  
NORTH - SINGLE FAMILY RESIDENCE  
EAST - SINGLE FAMILY RESIDENCE  
SOUTH - VACANT LOTS  
ELECTRIC, S.O. CALIF. EDISON  
TELEPHONE - VERIZON  
SEWER - ON SITE DISPOSAL  
WATER - BEAUMONT-CHERRY VALLEY WATER DIST.  
GAS - S.O. CALIF. GAS CO.  
SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.  
CABLE TV - ADDELPHIA

EXISTING STRUCTURES  
ALL EXISTING STRUCTURES ON EXISTING PARCELS  
WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED  
BY THIS SUBDIVISION.

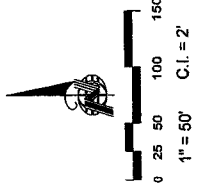
**CONTOUR SURFACE**

FIELD AND AERIAL TOPO PREPARED BY DMI AND  
H.S. HACKER ON 8/20/08  
CONTOUR INTERVAL: 10'  
PROJECT IMPROVEMENT: SCHEDULE "H"  
PROJECT NOT WITHIN A SPECIFIC PLAN.

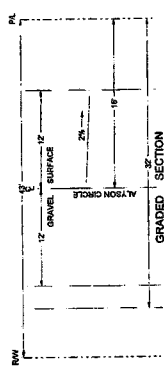
PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT.  
PROJECT NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY  
NO LANDS OFFERED FOR DEDICATION TO PUBLIC OR OTHER USES.  
NO KNOWN EXISTING WATER WELLS ON PROPERTY OR  
WITHIN 200' OF PROPERTY BOUNDARY.

NO PRELIMINARY GRADING PROPOSED.  
NO PRELIMINARY EROSION CONTROL MEASURES  
HAZARDOUS OR OTHER GEOLOGICAL  
HAZARD OR WITHIN A SPECIFIC STUDIES ZONE  
LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD  
HAZARD.

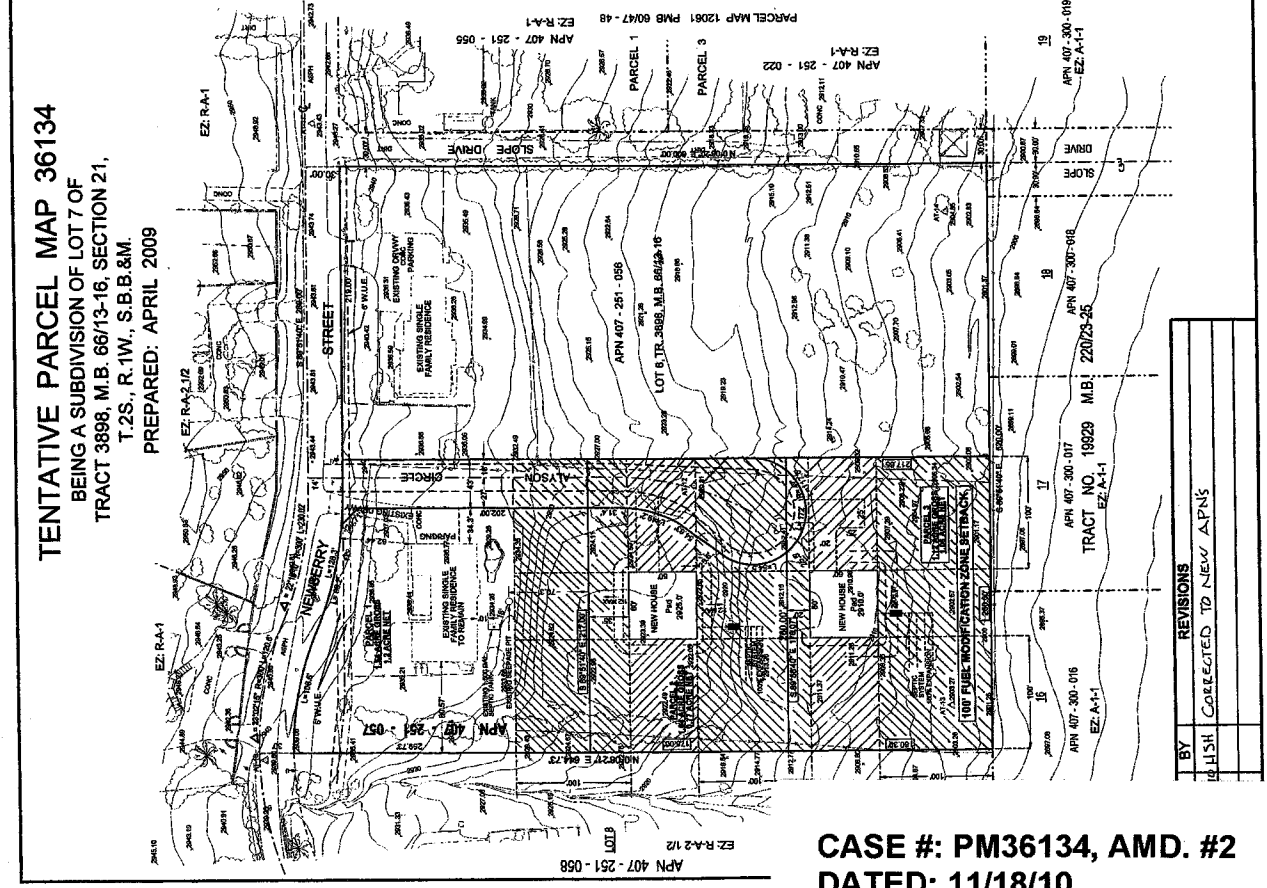
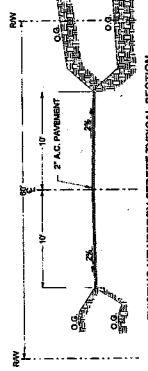
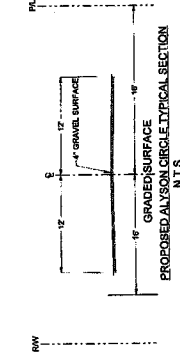
FEMA FLOOD PLAIN MAP 0602469806 A, ZONE "C"  
NO OPEN CHANNELS ON PROPERTY.  
NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.  
ALL NEW STRUCTURES WILL BE LESS THAN 26" IN HEIGHT.



- LEGEND**
- EZ EXISTING ZONE
  - EXISTING GROUND CONTOURS
  - - - EXISTING FENCE
  - - - EXISTING STRUCTURES
  - - - EXISTING WALL
  - - - BRUSH OR SHRUBS
  - - - TREES
  - - - CENTERLINE
  - - - POWER POLES
  - - - WATER METER
  - - - PROPOSED LEACH LINES
  - - - 100' FUEL MODIFICATION ZONE SETBACK



**PROPOSED ALYSON CIRCLE DETAIL**



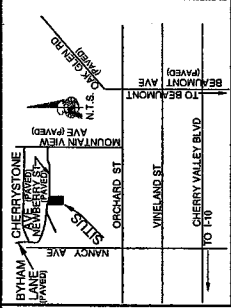
BY	REVISIONS
UJH	Collected to new APNs

**CASE #: PM36134, AMD. #2**  
**DATED: 11/18/10**  
**PLANNER: C. HINOJOSA**

**TENTATIVE PARCEL MAP 36134**

BEING A SUBDIVISION OF LOT 7 OF  
TRACT 3898, M.B. 66/13-16, SECTION 21,  
T.2S., R.1W., S.B.B.&M.

PREPARED: SEPTEMBER 2008



**LEGAL DESCRIPTION**  
LOT 7 OF TRACT 3898, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE(S) 13 THRU 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

**APPLICANT / LAND OWNER**  
ANGELO M. MIGLIACCIO  
TRACY S. MIGLIACCIO  
38731 NEWBERRY ST  
CHERRY VALLEY, CA 92223  
951-945-1106

**PROPERTY ADDRESS**  
APN 407-251-057  
38731 NEWBERRY STREET  
CHERRY VALLEY, CA 92223

**ENGINEER / SURVEYOR / EXHIBIT PREPARER**  
D.M. BUCHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.  
15383 ROADRUNNER TRAIL  
BANNING, CA 92220  
951-849-3800

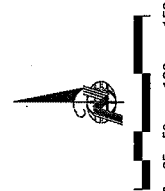
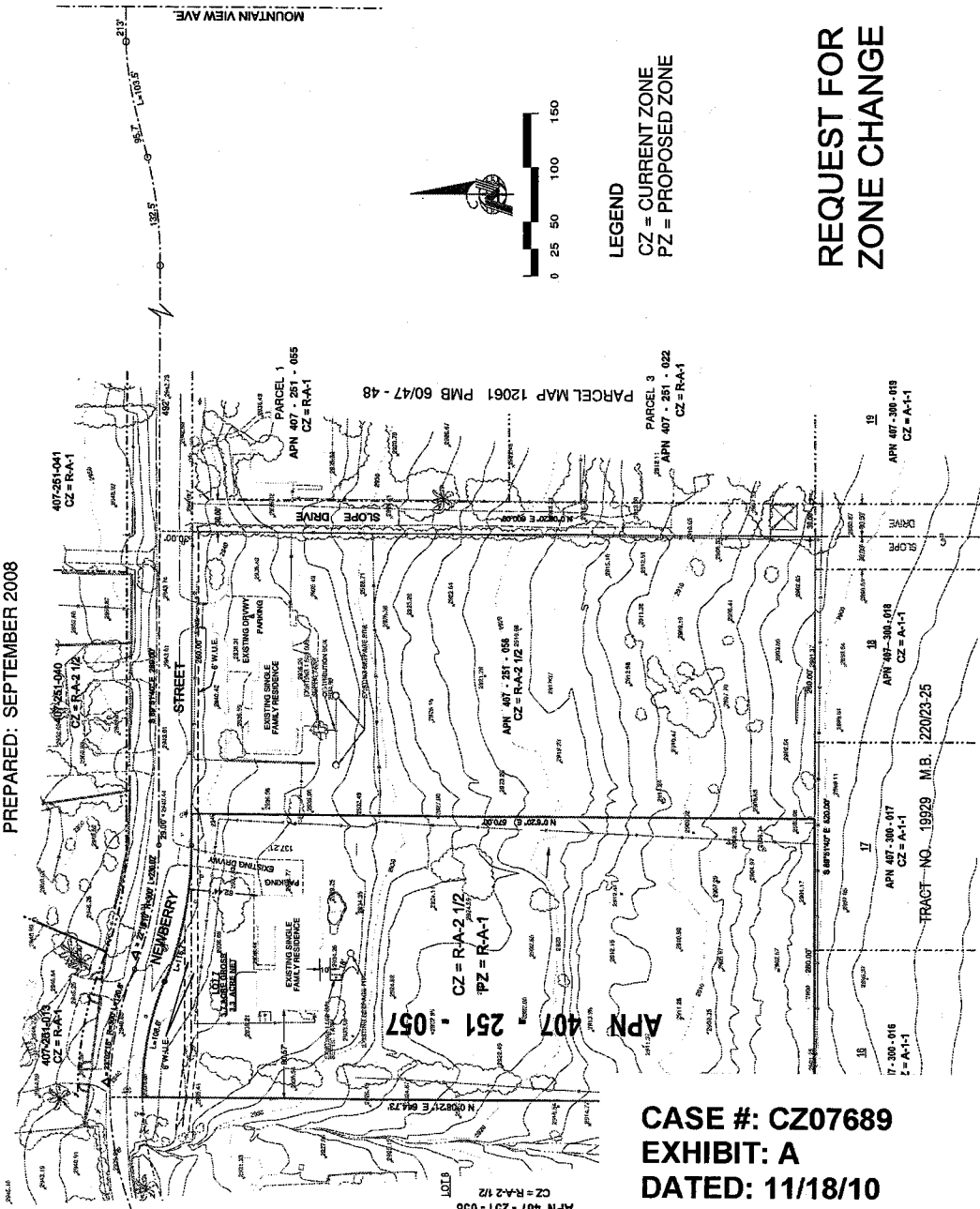
ASSESSOR'S PARCEL NO. 407-251-057  
AREA: 3.7 ACRE GROSS, 3.3 ACRE NET.

**CONTIGUOUS OWNERSHIP:**  
THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY  
EXISTING & PROPOSED ZONING: R-A-2 1/2 & R-A-1  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS  
EXISTING LAND USE OF SURROUNDING PROPERTIES  
NORTH - SINGLE FAMILY RESIDENCE  
EAST - SINGLE FAMILY RESIDENCE  
WEST - SINGLE FAMILY RESIDENCE  
SOUTH - UNDEVELOPED LOTS  
UTILITY LINES: CALIF EDISON  
TELEPHONE - VERIZON  
SEWER - ON SITE DISPOSAL  
WATER - BEAUMONT-CHERRY VALLEY WATER DIST.  
GAS - SO. CALIF. GAS CO.  
SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.  
CABLE TV - ADELPHIA

EXISTING STRUCTURES WILL REMAIN IN PLACE  
AND WILL NOT BE AFFECTED BY THIS SUBDIVISION.

**CONTOUR SOURCE**  
FIELD AND AERIAL TOPO PREPARED BY DMI AND  
H.S. HACKER ON 5/9/08  
FLOOD CONTROL ZONE "C"  
PROJECT NOT WITHIN SPECIFIC AN  
PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT.  
FACILITIES DISTRICT FOR RECREATION TO PUBLIC OR OTHER USES.  
NO LANDS OR EXISTING WATER WELLS ON PROPERTY OR  
WITHIN 200' OF PROPERTY BOUNDARY.  
NO PRELIMINARY GRADING PROPOSED.  
LAND NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC  
HAZARD OR WITHIN A SPECIFIC STUDIES ZONE.  
LAND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD  
HAZARD.  
FEAR FLOOD PLAIN MAP 062046905 A, ZONE "C"  
NO OPEN CHANNELS ON PROPERTY.  
NO COMMON AREAS OF RECREATIONAL AREAS.  
ALL NEW STRUCTURES WILL BE LESS THAN 28' IN HEIGHT.

THOMAS BROS., 3100 G. - 3, 2006  
VICINITY MAP



**LEGEND**  
CZ = CURRENT ZONE  
PZ = PROPOSED ZONE

**REQUEST FOR  
ZONE CHANGE**

REVISIONS
CORRECTED TO NEW APN'S

**CASE #: CZ07689**  
**EXHIBIT: A**  
**DATED: 11/18/10**  
**PLANNER: C. HINOJOSA**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42041  
**Project Case Type (s) and Number(s):** Change of Zone No. 7680 / Tentative Parcel Map No. 36134  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Christian Hinojosa, Project Planner  
**Telephone Number:** (951) 955- 0972  
**Applicant's Name:** Angelo Migliaccio  
**Applicant's Address:** 38731 Newberry Street; Cherry Valley, CA 92223  
**Engineer's Name:** D.M. "Max" Buchanan  
**Engineer's Address:** 15333 Roadrunner Tail; Banning, CA 92220

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7680** proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1).

**Tentative Parcel Map No. 36134** is a Schedule 'H' subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre.

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

**C. Total Project Area:** 3.7 Gross

<b>Residential Acres:</b> 3.7	<b>Lots:</b> 3	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Landscape Area:</b> N/A		<b>Sq. Ft. of LS. Area:</b> N/A	

**D. Assessor's Parcel No:** 407-251-057

**E. Street References:** northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Sections 21, Township 2 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in The Pass Area Plan of the Riverside County General Plan. Urban development projects have been approved or are currently being processed through the County of Riverside to the west. Single family residences and vacant land uses currently surround the project site. The site currently consists of an existing 2,989 square foot single family residence to remain in proposed Parcel 1. The topography of the project site is generally level, with an elevation of approximately 2,920 feet above mean sea level over the majority of the property.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**

1. **Land Use:** The proposed project meets the requirements of the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) General Plan Land Use Designation. The proposed project meets all other applicable land use policies, including the Cherry Valley Policy.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The project site is located in a high fire area and within a 1/2 mile of an unnamed fault. The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including an airport influence area/zone, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 3.7 gross (3.3 net) acres into three (3) residential parcels with a minimum lot size of 1 gross acre with proposed Residential Agricultural – 1 Acre Minimum (R-A-1) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** The Pass

**C. Foundation Component(s):** Rural Community

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum)

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

**F. Policy Area(s), if any:** Cherry Valley

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** The Pass

**2. Foundation Component(s):**

To the North, South, East and West: Rural Community

**3. Land Use Designation(s):**

To the North, South, East and West: Very Low Density Residential (VLDR) (1 Acre Minimum)

**4. Overlay(s) and Policy Area(s):**

To the North, South, East and West: Cherry Valley Policy Area

**H. Adopted Specific Plan Information**

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

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

I. Existing Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½)

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

**K. Adjacent and Surrounding Zoning:**

To the North: Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Residential Agricultural – 1 Acre Minimum (R-A-1)

To the South: Light Agricultural – 1 Acre Minimum (A-1-1)

To the East and West: Residential Agricultural – 2½ Acre Minimum (R-A-2½)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

  
\_\_\_\_\_  
Signature

January 12, 2011  
\_\_\_\_\_  
Date

Christina Hinojosa, Project Planner  
\_\_\_\_\_  
Printed Name

For Carolyn Syms Luna, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<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 GIS Database, the project site is located approximately 43.58 miles 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 No. 655 and are subject to outdoor lighting restrictions. This is a standard condition of approval (50.PLANNING.24) and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

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

Findings of Fact:

- a) The project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project site will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project site is and all properties in its vicinity are agriculturally zoned. The subdivision of the property and the eventual construction of additional residences are consistent with the proposed zoning Residential Agricultural – 1 Acre Minimum (R-A-1). In accordance with Ordinance No. 625 "Right-to-Farm," the following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 2 and 3, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties. (COA: 50.PLANNING.17)
- d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

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

Monitoring: No monitoring measures are required.

**5. Forest**

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

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

Findings of Fact:

a-b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. Nor is the proposed project in a forest area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2; AQMD Air Quality Management Plan (2007); County General Plan Air Quality Element; Project Application Materials

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations and population estimates.

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

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

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

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

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

Mitigation: No mitigation measures are required.

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

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS Database, WRC-MSHCP, On-site Inspection

Findings of Fact:

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

b) The proposed project will not conflict with any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) as a result of mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not have a significant substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

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

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

Findings of Fact:

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval 10.PLANNING.05 and 10.PLANNING.06 are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes," Project Application Materials

Findings of Fact:

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

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

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of Approval 10.PLANNING.05 is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

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

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

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Paleontological Report (PDP) No. 1361, prepared by John Minch and Associates, Inc. dated September 2, 2009

Findings of Fact:

a) According to County Paleontological Report (PDP) No. 1361, prepared by John Minch and Associates, Inc. dated September 2, 2009 for this project, concluded the potential to impact significant paleontological resources is high. Therefore, this project will have a less than significant impact with mitigation on potential paleontological resources. (COA: 10.PLANNING.04).

Mitigation: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA: 60.PLANNING.01). PRIOR TO BUILDING FINAL INSPECTION: The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA: 90.PLANNING.03).



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

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

**Findings of Fact:**

a) The project site is within a 1/2 mile of an unnamed fault. According to County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005, there are no active faults appear to traverse the site. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

b) The project site is within a 1/2 mile of an unnamed fault. According to County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005, the potential for ground rupture to occur at the site is considered to be very low. Therefore, there is a low potential for rupture of a known fault.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

**Findings of Fact:**

a) The project site is located within an area of low liquefaction potential. The County Geologist has reviewed and approved the project with no conditions of approval.

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

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

Findings of Fact:

a) The project site is within a 1/2 mile of an unnamed fault. According to County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005, there are no active faults appear to traverse the site. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The County Department of Building and Safety requires construction to conform to the California Building Code (CBC). Through the compliance with Riverside County requirements related to geotechnical and soil reports, the potential of the proposed project due to ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

<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: Project Application Materials, County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials, County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)

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

c) This project will require the installation of septic tanks and leach lines. However, do to the large amount of acreage for the overall site; the installation of two (2) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

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

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**20. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO<sub>2</sub>e) are the threshold for which a project must be examined for potentially significant contributions to global climate change. The California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a residential use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO<sub>2</sub>e threshold for GHG emissions.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

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

Source: Project Application Materials, Departments of Environmental Health and Fire Review

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use	<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
Commission?				
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<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, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

Findings of Fact:

- a) According to GIS, the project site is located in a hazardous fire area. Therefore, this project will have a less than significant impact with mitigation.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2. (COA: 50.FIRE.01). Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area. (COA: 60.FIRE.01 and 80.FIRE.02).

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

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

**Source:** Riverside County Flood Control District Flood Hazard Report/Condition, The Pass Area Plan Figure 11 "Flood Hazards"

**Findings of Fact:**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. (COA: 10.BS GRADE.10). However, this is considered a standard CEQA mitigation measure, no unique mitigation is required.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

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

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

Findings of Fact:

- a) The project would not result in a substantial alteration of the present or planned land of the area.
- b) The project does not affect land use within a city sphere of influence or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is consistent with the site's proposed zoning Residential Agricultural – 1 Acre Minimum (R-A-1).
- b) The surrounding zoning is Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the east and west and Light Agricultural – 1 Acre Minimum (A-1-1) to the south. The project will be compatible with the surrounding zoning classifications.
- c) The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the General Plan. Surrounding properties are also designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the north, south, east and west.
- d) The project is consistent with current land use designations and the policies of the General Plan.
- e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

<b>29. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA     A     B     C     D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA     A     B     C     D

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

Findings of Fact:

The project site is located approximately 2.5 miles north of Interstate 10. Therefore, due to distance, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D

Source: Project Application Materials, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

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

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

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

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

Source: Project Application Materials, Riverside County General Plan Noise Element; Riverside County Noise Ordinance No. 847

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on proposed Parcel 1, no displacement of existing housing will occur.
- b) The project could create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.
- c) The project will not displace any people.
- d) The project site is not located within a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.22)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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

Additionally, the project with not result in substantial adverse physical impacts associate with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of which could cause

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. Compliance with Ordinance No. 659 is not considered a unique mitigation measure. No additional mitigation is identified or required. (COA: 10.PLANNING.22)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Schools**

Source: GIS database

Findings of Fact:

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

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

These projects have been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING.07). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.22)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

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

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

Any project subject to Ordinance No. 659 will be conditioned for compliance. This is not a unique mitigation measure. No further mitigation measures have been identified; no additional or unique mitigation is required. (COA: 10.PLANNING.22)

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**RECREATION**

**41. Parks and Recreation**

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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), Parks & Open Space Department Review

Findings of Fact:

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

c) The project is within the Beaumont-Cherry Valley Recreation and Park District. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (COA: 50.PLANNING.08 and 90.PLANNING.07). Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riverside County Parks, Riverside County General Plan Figure C-7 “Trails and Bikeway System”, Ord. No. 460, Ord. No. 461

Findings of Fact:

The Pass Area Plan indicates that no trails are proposed to be constructed and dedicated along Newberry Street.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review, Ord. No. 348, Ord. No 659

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County Parks, Riverside County General Plan Figure C-7 "Trails and Bikeway System", Ord. No. 460, Ord. No. 461

Findings of Fact:

The project site is not located near a bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) This project will require the installation of septic tanks and leach lines. However, do to the large amount of acreage for the overall site; the installation of two (2) septic tanks will not cause significant environmental effects.

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**47. Solid Waste**

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

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

Source: Riverside County General Plan, Letter from Riverside County Waste Management Division, dated October 10, 2008 from Ryan Ross, Planner IV

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of Approval 10.PLANNING.24 is not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**48. Utilities**

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

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

Source: Riverside County General Plan, Ord. No 517, Ord. No. 659

Findings of Fact:

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

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

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

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not have impacts which are individually limited, but cumulatively considerable.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## VI. EARLIER ANALYSES

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 General Plan.
- The Pass Area Plan.
- SCAQMD CEQA Air Quality Handbook
- County Paleontological Report (PDP) No. 1361, prepared by John Minch and Associates, Inc. dated September 2, 2009
- County Geologic Report (GEO) No. 2173 prepared by Terra Geosciences, dated February 4, 2005
- Letter from Riverside County Waste Management Division, dated October 10,

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

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

## VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36134 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parce Map No. 36134, Amended No. 2, dated November 18, 2010.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division is a Schedule 'H' subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

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

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

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 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.

PERMITS MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

10.BS GRADE. 10                    MAP-G2.11 DR 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.

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.BS GRADE. 15                      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.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      MAP-ORD 871-CVCOI AREA REQ'MNT                      RECOMMND

No application for a new septic system shall be accepted for any lot or parcel with the Cherry Valley Community of Interest (CVCOI) unless that system is designed to remove no less than fifty percent (50%) of nitrogen released in the effluent (advanced treatment, denitrifying systems).

No existing system in the area shall be expanded or otherwise modified to accomodate new construction and/or additional wastewater generating fixtures or appliances.

The CVCOI area is defined as generally located north of the City of Beaumont, east of the City of Calimesa, west of Bellflower Avenue intersection, and south of the San Bernardino County line, with the exception of the areas south and west of the Beaumont Avenue and Brookside Avenue intersection, and the area north of Sylvania Lane and east of Taiga Road.

FIRE DEPARTMENT

10.FIRE. 1                      MAP\*-#13-HYDRANT SPACING                      RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP- FLOOD HAZARD REPORT                      RECOMMND

Parcel Map No. 36134 is a proposal for a Schedule H land division of 3.7 gross acres into three (3) parcels. This site is located in the Cherry Valley area north of Pass View Drive, east of Nancy Avenue, south of Newberry Street and west of Slope Drive.

A large watercourse with a drainage area of approximately 170 acres conveys debris laden flows southerly along the



Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT (cont.)

RECOMMND

westerly property line. The topography of the area is steep and erosive flows can be expected. Without the benefit of any hydraulic/hydrologic study, the District recommends that no new structures shall be constructed within 50-feet of the westerly most property line. The remainder of the site is subject to sheet flow runoff from the north.

Any grading should perpetuate the natural drainage patterns of the area. Onsite stormwater runoff shall be conveyed safely past the proposed pads and released to the existing, natural condition. The finish floor for all buildings shall be elevated a minimum of 24 inches above finished grade.

In addition, any development of this project would adversely impact water quality. To mitigate for these impacts, development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Information regarding BMPs and water quality can be found on the District's website at:

<http://www.floodcontrol.co.riverside.ca.us/downloads/NPDES/QMP%207-21-06.pdf>

10.FLOOD RI. 3

MAP- ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent finish grade. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 4

MAP - PDP01361

RECOMMND

County Paleontological Report (PDP) No. 1361, submitted for this case (PM36134), was prepared by John Minch and Associates, Inc. and is entitled: "Pre-Construction

PLANNING MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10. PLANNING. 4 MAP - PDP01361 (cont.)

RECOMMEND

Paleontological Assessment of a 3.7-Acre parcel Located at 9835 Newberry Street, Cherry Valley, Riverside County, California", dated September 2, 2009.

PDP01361 concluded:

1. The entire project site is underlain by Older Alluvium of Pleistocene age.
2. The older Alluvium is known to contain highly significant fossil localities in San Bernardino, Riverside, Orange, and San Diego Counties.
3. No paleontological resources were encountered during the field reconnaissance performed for this study.
4. No further paleontological work is necessary if no excavations are undertaken in conjunction with the proposed splitting of the subject property.

PDP01361 recommended:

1. If excavations are undertaken in conjunction with the lot split, then the project proponents shall follow the "Recommendations and Mitigation Measures" delineated in the SBCM records search.

PDP01361 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01361 is hereby accepted for PM36134. The following shall be adhered to for full mitigation of the potential impact to significant Paleontological resources:

A Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared prior to issuance of any grading permit on this site as described elsewhere in this conditions set.

A Paleontological Resources Monitoring Report shall be prepared prior to building final inspection as described elsewhere in this conditions set.

An environmental constraints sheet (ECS) shall be prepared relative to the potential for significant fossil resources, as described elsewhere in this conditions set.

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

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

10.PLANNING. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

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

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

4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 8 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 10 MAP - GEO02173 RECOMMND

County Geologic Report (GEO) No. 2173, submitted for this project (PM36134), prepared by Terra Geosciences and is entitled "Preliminary Geologic Evaluation, Proposed 7.2+/-Acre Residential Subdivision, Assessor's Parcel Numbers 407-251-018 & -019, Cherry Valley Area, Riverside County, California", Project No. 251919-1, dated February 4, 2005. The following reports were also submitted for this project:

Inland Foundation Engineering, Inc., December 7, 2009, "Preliminary Geotechnical Report, Tentative Parcel Map 36134, Assessor's Parcel No. 407-251-018, Cherry Valley Area, Riverside County, California".

Inland Foundation Engineering, Inc., January 19, 2010, "Response to Review Comments #2, County Geologic Report, Tentative Parcel Map 36134, Assessor's Parcel No. 407-251-018, Cherry Valley Area, Riverside County, California".

These reports are herein incorporated as a part of GEO02173.

GEO02173 concluded:

1.The primary geologic hazard that exists at the site is that of ground shaking.

2.No active faults appear to traverse the site.

PLAN MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10. PLANNING. 10

MAP - GEO02173 (cont.)

RECOMMND

3. The potential for ground rupture to occur at the site is considered to be very low.

4. Historical data suggests groundwater is on the order of 65 feet below the existing ground surface.

5. The potential for liquefaction is considered to be very low.

6. The potential for ground lurching and/or lateral spreading at the study area appears to be nil.

7. The possibility of seiches/tsunamis is considered nil.

8. Landsliding due to seismic shaking is considered nil.

9. The possibility of rockfalls during seismic shaking is nil.

10. The potential for subsidence does not appear likely.

11. The potential for subsidence from hydro-compaction appears to be very low.

12. The potential for settlement is considered possible. The differential settlement due to a seismic event is expected to be less than 0.8 inches vertical over forty feet horizontal.

GEO02173 recommended

1. All structures should be designed to at least meet the current California Building Code provisions in the latest CBC edition.

2. All building, slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, vegetation, debris, and other unsuitable materials.

GEO02173 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02173 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be

TENTATIVE MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 10                    MAP - GEO02173 (cont.) (cont.)                    RECOMMND

imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 11                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 12                    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. 17                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 1 Acre Minimum (R-A-1) zone.

10.PLANNING. 20                    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.

10.PLANNING. 21                    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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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

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

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

10.PLANNING. 22 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 23 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.



CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

10.PLANNING. 24

MAP - WASTE MGMT CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 10, 2008, summarized as follows:

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

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

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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      MAP - TS/EXEMPT                      RECOMMND

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

10.TRANS. 2                      MAP - DRAINAGE 1                      RECOMMND

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

10.TRANS. 3                      MAP - DRAINAGE 2                      RECOMMND

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

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

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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

10. GENERAL CONDITIONS

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

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 9 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

50.FIRE. 2 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in

Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#64-ECS-DRIVEWAY ACCESS (cont.)                      RECOMMND

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

50.FIRE. 3                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

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

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

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

50.FIRE. 5                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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

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

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

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 24 inches above the highest adjacent finish grade. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - ECS PALEO                    RECOMMND

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

"This site, as delineated on this ECS map and as indicated in County Paleontological Report (PDP) No. 1361, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be high, especially for Pleistocene-age vertebrate fossil. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required."

50.PLANNING. 2                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County

FINAL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 1 Acre Minimum (R-A-1) zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Change of Zone No. 7680 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 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 Beaumont-Cherry Valley Recreation and Park 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

FINAL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

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

accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 14                   MAP - FINAL MAP PREPARER                   RECOMMND

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

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

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

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

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

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

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the

MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

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

approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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

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

50.PLANNING. 21                    MAP - FEE BALANCE                    RECOMMND

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

50.PLANNING. 24                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

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

TRANS DEPARTMENT

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

Sufficient right-of-way along proposed cul-de-sac (Alyson Circle) shall be dedicated for public use to provide for a 43 foot part width right-of-way.

Sufficient right-of-way along Newberry Street shall be dedicated for public use to provide for a 30 foot half width right-of-way.



PLAN MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 4                      MAP - AGGREGATE/32'GRADED                      RECOMMND

Proposed cul-de-sac (Alyson Circle) shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 43 foot part width dedicated right-of-way as approved by the Transportation Department. Note: Access driveway shall be constructed from proposed cul-de-sac (Alyson Circle) for parcel no. 1.

NOTE: After the first plan check, applicant shall contact the Survey Division, Bob Robinson, to file a separate application for acceptance of onsite and offsite dedicated right-of-way.

50.TRANS. 6                      MAP - EASEMENT/SUR                      RECOMMND

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

50.TRANS. 7                      MAP - ACCESS RESTRICTION                      RECOMMND

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

50.TRANS. 11                      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.

50.TRANS. 13                      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. 14                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections including driveways 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.

Parcel Map Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - ACCESS RD/AGG.CONST1                      RECOMMND

AN access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way, or as approved by the Transportation Department in accordance with an approved centerline profile. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the easterly extension of Newberry Street to a paved County maintained Mountainview Avenue.

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

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

50.TRANS. 28                      MAP - DEDICATIONS/ACCEPTANCE                      RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

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

NOTE: After the first plan check, applicant shall contact the Survey Division, Bob Robinson, to file a separate application for acceptance of onsite and offsite dedicated right-of-way.

50.TRANS. 29                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 29                      MAP - IMP PLANS (cont.)                      RECOMMND

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.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

Additionally, the Building and Safety Department's

PL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT                    RECOMMND

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

PERMIT MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                    MAP IMPORT/EXPORT (cont.)                    RECOMMND

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.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                    MAP- ELEVATE FINISHED FLOOR                    RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent finished grade. Any mobile home/pre-manufactured building shall be on a permanent foundation.

PLANNING DEPARTMENT

60.PLANNING. 1                    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. 2                    MAP - PALEO PRIMP & MONITOR                    RECOMMND

PDP01361, prepared by John Minch and Associates, Inc. for this project (PM36134), concluded the potential to impact significant paleontological resources is high. HENCE,

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

grading/earthmoving activities (project paleontologist).

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 7.Procedures and protocol for collecting and processing of samples and specimens.
- 8.Fossil identification and curation procedures to be employed.
- 9.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil

TENTATIVE MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

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

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

60.PLANNING. 3 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 8 MAP - PARCEL MAXIMUM GRADING RECOMMND

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

60.PLANNING. 11 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

CEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11            MAP - PLANNING DEPT REVIEW (cont.)            RECOMMND

be reviewed for compliance with the approved tentative map.

60.PLANNING. 18            MAP - FEE BALANCE            RECOMMND

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

60.PLANNING. 21            MAP - REQUIRED APPLICATIONS            RECOMMND

No grading permits shall be issued until Change of Zone No. 7680 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1            MAP-SOILS PERC TEST REQ'D            RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 2            MAP-ADV TREATMENT UNIT REQ'D            RECOMMND

Per Riverside County Ordinance 871, an advanced treatment unit (ATU) designed to remove no less than 50% of the nitrogen released in the effluent is required for each lot. All proposed ATUs must meet all current Riverside County Ordinances, standards, and regulations. In addition, a clearance letter from the Santa Ana Regional Water Quality Control Board is required for all proposed ATUs to ensure adherence to all State of California Requirements.



PROJECT MAP Parcel Map #: PM36134

Parcel: 407-251-057

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3                    MAP - RWQCB OK                    RECOMMND

A clearance letter from the California Regional Water Quality Control Board.

FIRE DEPARTMENT

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

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

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                    MAP- ELEVATE FINISH FLOOR                    RECOMMND

The finished floor of new structures shall be elevated 24 inches above the highest adjacent finished grade. Any mobile home/pre-manufactured building shall be on a permanent foundation.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7                    MAP - SCHOOL MITIGATION                    RECOMMND

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

Parcel Map #: PM36134

Parcel: 407-251-057

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                    MAP - FEE BALANCE                    RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                    MAP-E.HEALTH CLEARANCE REQ'D                    RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                    MAP-FEE STATUS                    RECOMMND

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

90.E HEALTH. 3                    MAP-RENEWABLE OPERATING PERMIT                    RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

FIRE DEPARTMENT

90.FIRE. 1                    MAP - VERIFICATION INSPECTION                    RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office                    (951)955-4777  
Indio office                    (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 3                    MAP - PALEO MONITORING REPORT                    RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one

PROJECT MAP Parcel Map #: PM36134

Parcel: 407-251-057

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3                    MAP - PALEO MONITORING REPORT (cont.)                    RECOMMND

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

90.PLANNING. 7                    MAP - QUIMBY FEES (2)                    RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                    RECOMMND

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

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

DATE: July 26, 2010

**TO:**

5th Supervisor  
5th Planning Commissioner  
Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.

Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator J. Jolliffe  
Riv. Transit Agency  
Riv. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Beaumont-Cherry Valley Parks and Recre.  
Eastern Municipal Water Dist.

Southern California Edison  
Southern California Gas  
P.D. Archaeologist  
Riv. Co. Surveyor: Dave Duda  
Beaumont Unified School District  
Eastern Information Center (UCR)  
U.S. Postal Service (San Bernardino)

**CHANGE OF ZONE NO. 7680 AND TENTATIVE PARCEL MAP NO. 36134** – EA42041 – Applicant: Angelo Migliaccio – Engineer/Representative: D. M. Buchanan and Associates, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) – **REQUEST: The Change of Zone** proposes to change the site's existing zoning classification of Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to a Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification. The **Tentative Parcel Map** proposes a schedule 'H' land-division of 3.7 gross acres into three (3) parcels. Parcel '1' is 1.2 gross acres, parcel '2' is 1.0 gross acre and parcel '3' is 1.5 gross acres. – APN: 407-251-018

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 16, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Russell Brady, Project Planner, at (951) 955-1888 or email at rbrady@rctlma.org / **MAILSTOP# 1070**.

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.*

COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: June 7, 2006 PARCELS/LOTS: 7 Lots  
RE: SUBDIVISION NO. 33836 ZONING: R - A - 1  
PARCEL MAP NO. \_\_\_\_\_ MAP SCHEDULE: 8 B  
MOBILEHOME, T.T., R.V., PARK \_\_\_\_\_ OTHER: \_\_\_\_\_

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Beaumont-Cherry Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED May 25, 2006
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(CLASS C. CLASS D, OTHER SUBDIVISION \_\_\_\_\_.)
- INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY D.M. Buchanan & Associates  
JOB/PROJECT # APN DATED 12/13/06 & 12/31/06
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH 35 SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH \_\_\_\_\_ GAL/SQ. FT/DAY OR \_\_\_\_\_ VERT. FT. (5' DIA.) \_\_\_\_\_ VERT. FT. (6' DIA.)  
PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD N/A  
REGION: APPROVAL LETTER DATED \_\_\_\_\_ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA  
 REQUIRED

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY Don Park  
ENVIRONMENTAL HEALTH SPECIALIST Don Park

Received: Max Buchanan  
Max Buchanan



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

October 10, 2008

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

**RE: Tentative Parcel Map No. 36134**  
**Proposal: Subdivision of 3.7 acres into three (3) parcels**  
**APN: 407-251-018**

Dear Mr. Brady:

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

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

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

Sincerely,

Ryan Ross  
Planner IV

PD#46120v69

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

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207680 DATE SUBMITTED: 9-11-08

**APPLICATION INFORMATION**

Applicant's Name: Angele M. Migliaccio E-Mail: taam@netzero.net

Mailing Address: 38731 Newberry St.  
Cherry Valley <sup>Street</sup> CA 92223  
City State ZIP

Daytime Phone No: (951) 218-3154 Fax No: ( ) -

Engineer/Representative's Name: D.M. "Max" Buchanan E-Mail: mbuchanan@divenetworks.com

Mailing Address: 15333 Roadrunner Trail  
Banning <sup>Street</sup> CA 92220  
City State ZIP

Daytime Phone No: (951) 849-3600 Fax No: (951) 849-0029

Property Owner's Name: Angele M. Migliaccio E-Mail: taam@netzero.net

Mailing Address: 38731 Newberry St.  
Cherry Valley <sup>Street</sup> CA 92223  
City State ZIP

Daytime Phone No: (951) 218-3154 Fax No: ( ) -

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

**APPLICATION FOR CHANGE OF ZONE**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Angelo M. Migliaccio  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Angelo M. Migliaccio  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Tracy S. Migliaccio  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 407-251-018

Section: 21 Township: 25 Range: 1 W

Approximate Gross Acreage: 3.702 Acres

General location (nearby or cross streets): North of Orchard St., South of Newberry St., East of Byham Lane, West of Mt. View Ave.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Edition, Page 690  
Coord. G, 3



**APPLICATION FOR CHANGE OF ZONE**

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

*Change existing R-A-2 1/2 zone to R-A-1 zone*

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Related cases filed in conjunction with this request:

*P.M. ~~3534~~ 36134*

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36134 DATE SUBMITTED: 9-11-08

APPLICATION INFORMATION C207680 EA 42041 CFG 05391

Applicant's Name: Angele Migliaccio E-Mail: taaam@netzero.com

Mailing Address: 38731 Newberry St.  
Cherry Valley <sup>Street</sup> CA 92223  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 218-3154 Fax No: ( - ) -

Engineer/Representative's Name: D.M. "Max" Buchanan E-Mail: mbuchanan@airenetwork.com

Mailing Address: 15333 Roadrunner Trail  
Banning <sup>Street</sup> CA 92220  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 849-3600 Fax No: (951) 849-0029

Property Owner's Name: Angelo M. Migliaccio & Tracy S. Migliaccio E-Mail: taaam@netzero.com

Mailing Address: 38731 Newberry St.  
Cherry Valley <sup>Street</sup> CA 92223  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 218-3154 Fax No: ( - ) -

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

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

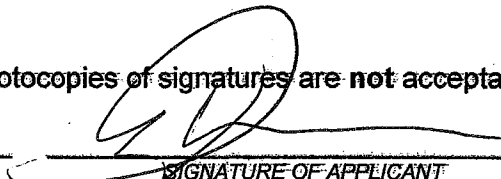
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Angelo M. Migliaccio

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

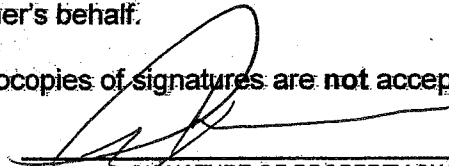
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Angelo M. Migliaccio

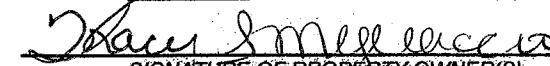
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Tracy S. Migliaccio

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 407-251-018

Section: 21 Township: 25 Range: 1W

Approximate Gross Acreage: 3.702 Acres

General location (cross streets, etc.): North of Orchard St., South of Newberry St. East of Byham Lane, West of Mt. View Ave.

Thomas Brothers map, edition year, page number, and coordinates: 2006 Edition, page 690, coordinates 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):

Subdivide APN 407-251-018 into 3 one acre parcels. Project scheduled for September 2008. This is not a vesting map or a planned residential dev.

Related cases filed in conjunction with this request:

none

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

If yes, provide Case No(s): TM 33836 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: HANS REPORT, PRE. GEO. EVAL. ON-SITE SEWAGE DISPOSAL

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) N/A

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) 6 miles

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: none at this time

Estimated amount of fill = cubic yards none at this time

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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

N/A

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 5,208 sq. ft.

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

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

Dedicate land  Pay Quimby fees  Combination of both

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

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

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

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

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) D. M. Buchanan Date 8/28/2008

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description</b>	

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single-family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

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

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

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

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

**CHANGE OF ZONE NO. 7680 / TENTATIVE PARCEL MAP NO. 36134** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Angelo Migliaccio – Engineer/Representative: D.M. “Max” Buchanan – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) – **REQUEST:** The Change of Zone proposes to amend the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule ‘H’ subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: April 6, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Christian Hinojosa, at 951-955-0972 or email [chinojos@rctlma.org](mailto:chinojos@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](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 11/23/2010.

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

APN (s) or case numbers Pm 36134/C207680 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.

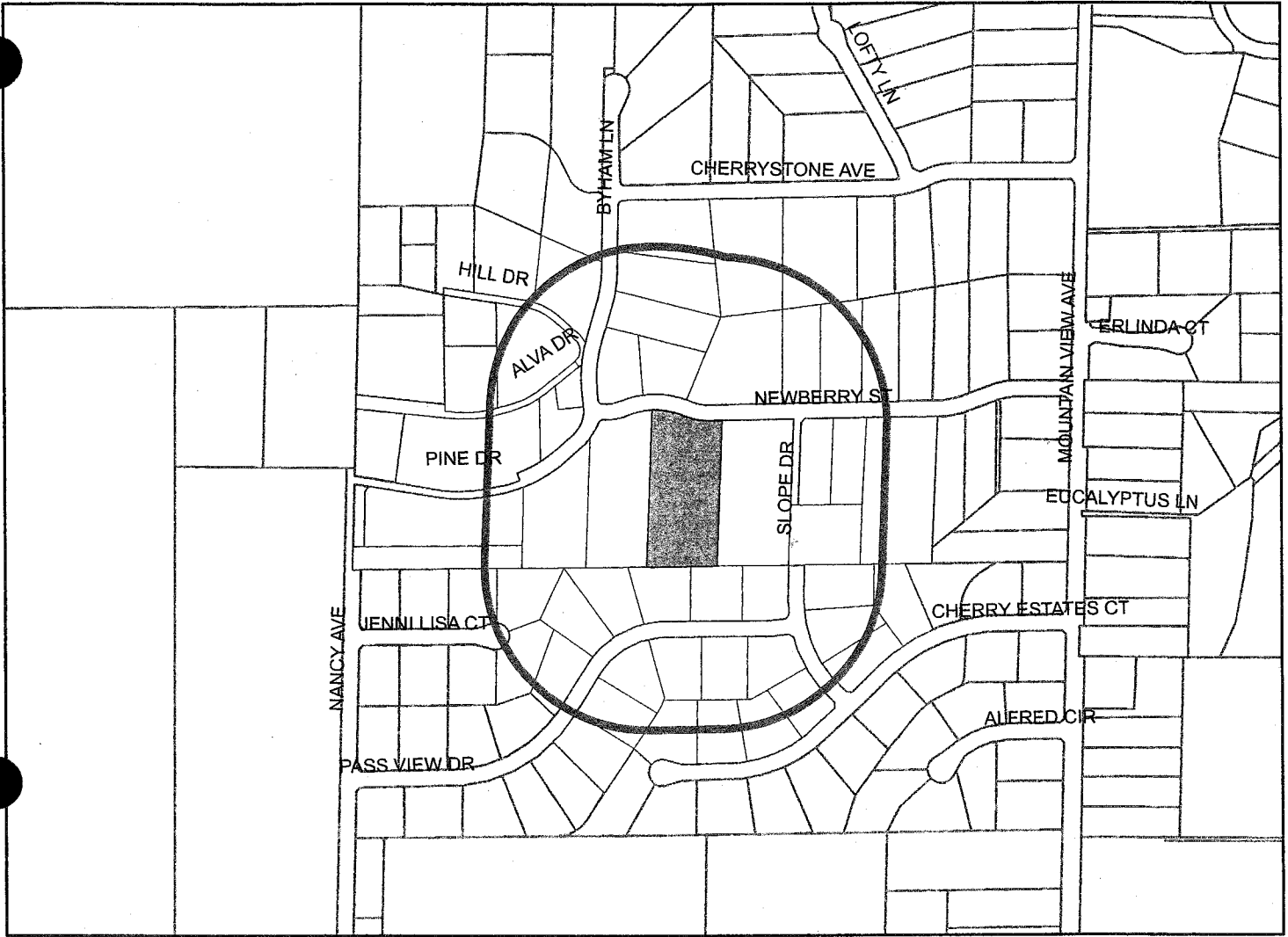
I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen  
TITLE GIS Analyst  
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502  
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*Checked by  
V. Calderon  
Exp: 5.23.11*

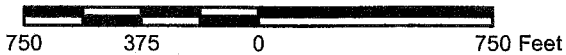


# 600 feet buffer



## Selected Parcels

407-120-026	407-251-057	407-120-027	407-251-033	407-251-043	407-130-025	407-251-054	407-300-045	407-300-044	407-300-022
407-300-021	407-300-020	407-300-019	407-300-018	407-300-017	407-300-016	407-300-015	407-300-014	407-300-013	407-300-046
407-300-047	407-300-048	407-300-049	407-300-050	407-300-051	407-300-053	407-300-052	407-120-023	407-251-034	407-251-055
407-251-022	407-120-015	407-251-040	407-251-042	407-300-004	407-300-005	407-130-001	407-130-027	407-130-007	407-251-041
407-130-024	407-130-006	407-120-025	407-300-003	407-120-028	407-130-019	407-120-024	407-251-059	407-130-005	407-130-026
407-251-056	407-300-059	407-251-058	407-251-053						



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

APN: 407120026, ASMT: 407120026  
ALBERT JOSEPH SWAREZ, ETAL  
9455 BYHAM LN  
BEAUMONT CA. 92223

APN: 407300052, ASMT: 407300052  
CHERRY VALLEY RANCH  
20182 BIRCH ST  
NEWPORT BEACH CA 92660

APN: 407251057, ASMT: 407251057  
ANGELO M MIGLIACCIO, ETAL  
38731 NEWBERRY ST  
BEAUMONT CA. 92223

APN: 407120023, ASMT: 407120023  
CLYDE F NORTON, ETAL  
9490 BYHAM LN  
BEAUMONT CA. 92223

APN: 407120027, ASMT: 407120027  
ANTONIO G CASSETTA, ETAL  
9273 BYHAM LN  
CHERRY VALLEY CA 92223

APN: 407251034, ASMT: 407251034  
DAVID E LARSON  
38813 CHERRYSTONE AVE  
BEAUMONT CA. 92223

APN: 407251033, ASMT: 407251033  
BARBARA ANNE KNAPP  
38761 CHERRYSTONE AVE  
CHERRY VALLEY CA 92223

APN: 407251055, ASMT: 407251055  
FRANK D CAWTHON, ETAL  
38815 NEWBERRY ST  
CHERRY VALLEY CA 92223

APN: 407251043, ASMT: 407251043  
BONNIE JO FORRESTER  
38850 NEWBERRY  
BEAUMONT CA. 92223

APN: 407251022, ASMT: 407251022  
GARY L DICKINSON, ETAL  
9678 SLOPE DR  
BEAUMONT CA 92223

APN: 407130025, ASMT: 407130025  
BRIAN BONHAM, ETAL  
9510 BYHAM LN  
BEAUMONT CA. 92223

APN: 407120015, ASMT: 407120015  
HENRY A WOLFE, ETAL  
38640 HILL DR  
BEAUMONT CA 92223

APN: 407251054, ASMT: 407251054  
CAROL H CRAIG, ETAL  
26418 IRONWOOD AVE  
MORENO VALLEY CA 92555

APN: 407251040, ASMT: 407251040  
HENRY DAVID DRYMAN, ETAL  
38780 NEWBERRY ST  
CHERRY VALLEY CA 92223

APN: 407251042, ASMT: 407251042  
JAMES J PARK  
38816 NEWBERRY ST  
BEAUMONT CA. 92223

APN: 407130024, ASMT: 407130024  
LEEPER ALLEN EUGENE ESTATE OF, ETAL  
C/O JERRY L MILLS  
38740 NEWBERRY ST  
CHERRY VALLEY CA 92223

APN: 407300004, ASMT: 407300004  
JASON BENNECKE, ETAL  
38602 JENNI LISA CT  
BEAUMONT CA. 92223

APN: 407130006, ASMT: 407130006  
LUCILLE MCKEE  
38600 ALVA DR  
BEAUMONT CA. 92223

APN: 407300005, ASMT: 407300005  
JOSEPH P ESTRADA, ETAL  
38597 JENNI LISA CT  
BEAUMONT CA. 92223

APN: 407120025, ASMT: 407120025  
MARK L RICHMOND, ETAL  
38725 CHERRYSTONE AVE  
BEAUMONT CA. 92223

APN: 407130001, ASMT: 407130001  
KALMAN FAMILY PTN  
7371 LINDENMERE  
BLOOMFIELD TOWNSHIP MI 48301

APN: 407300003, ASMT: 407300003  
MICHAEL J CONRAD  
38574 JENNI LISA CT  
BEAUMONT CA. 92223

APN: 407130027, ASMT: 407130027  
KATHERINE M HICKEY  
38600 PINE DR  
BEAUMONT CA. 92223

APN: 407130019, ASMT: 407130019  
PATRICK STEVENSON, ETAL  
38545 ALVA DR  
BEAUMONT CA 92223

APN: 407130007, ASMT: 407130007  
KENNETH E NICHOLS, ETAL  
9555 BYHAM LANE  
CHERRY VALLEY CA 92223

APN: 407120024, ASMT: 407120024  
ROBERT F BURRIS, ETAL  
9470 BYHAM LN  
BEAUMONT CA 92223

APN: 407251041, ASMT: 407251041  
KEVIN EDWARD SHORETTE, ETAL  
38800 NEWBERRY ST  
CHERRY VALLEY CA 92223

APN: 407251059, ASMT: 407251059  
ROBERT W RIDER, ETAL  
38651 PINE DR  
BEAUMONT CA. 92223

APN: 407130005, ASMT: 407130005  
SANDRA VANDERWESTHUIZEN, ETAL  
38536 ALVA DR  
BEAUMONT CA. 92223

APN: 407130026, ASMT: 407130026  
SCOTT M READ, ETAL  
38595 ALVA DR  
BEAUMONT CA. 92223

APN: 407251056, ASMT: 407251056  
TEHETENA A TURNER, ETAL  
38765 NEWBERRY ST  
BEAUMONT CA. 92223

APN: 407300059, ASMT: 407300059  
TERESA CHAVEZ, ETAL  
4122 E CHAPMAN AVE NO 24  
ORANGE CA 92869

APN: 407251058, ASMT: 407251058  
TODD STELLHORN  
38689 NEWBERRY ST  
BEAUMONT CA. 92223

APN: 407251053, ASMT: 407251053  
YVONNE E BEEMAN  
38865 NEWBERRY ST  
BEAUMONT CA. 92223

Beaumont / Cherry Valley  
Parks & Recreation Dist.  
P.O. Box 490  
Beaumont, CA 92223-0490

Beaumont Unified School District  
500 Grace Ave.  
P.O. Box 187  
Beaumont, CA 92223

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

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

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

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

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

**Applicant/Owner:**  
Angelo Migliaccio  
38731 Newberry Street  
Cherry Valley, CA 92223

**Engineer:**  
D.M. "Max" Buchanan  
15333 Roadrunner Tail  
Banning, CA 92220



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors  
KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 25, 2011

E-MAIL: [legals@ape.com](mailto:legals@ape.com)  
FAX: (951) 368-9018

Rec  
**enter**  
Publisher  
Phone: 1.  
Fax: 951.3

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

RE: NOTICE OF PUBLIC HEARING: ZC 7680 and TPM 36134

May Concern:  
ation in your newspaper for One (1) Time on Friday.  
by upon completion of the last  
TWO CLIP

Memor

Publication  
Date

Sun 5/25



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 25, 2011

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7680 and TPM 36134

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, May 27, 2011.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*McGil*

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

**Gil, Cecilia**

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**From:** PE Legals <legals@pe.com>  
**Sent:** Wednesday, May 25, 2011 8:08 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ZC 7680 TPM 36134

Received for publication on 5/27

**enterpris@media**  
Publisher of The Press-Enterprise  
Phone: 1.800.880.0345  
Fax: 951.368.9018

### Memorial Day Deadlines

Publication Date	Date to be submitted to the PE
Sun 5/29	Thurs 5/26 @10:30am
Tues 5/31	Thurs 5/26 @10:30am

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**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, May 25, 2011 7:51 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: ZC 7680 TPM 36134

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, May 27, 2011. Please confirm. Thank you!

*Cecilia Gil*  
Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

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



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 7, 2011 at 1:30 P.M.** to consider the application submitted by ANGELO MIGLIACCIO – D.M. “Max” Buchanan, on **Change of Zone No. 7680**, which proposes to change the zone from Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to Residential Agricultural – 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36134, Schedule H**, which proposes to subdivide 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre (“the project”). The project is located northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive in the Cherry Valley Zoning District – The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42041**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

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

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

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

Dated: May 25, 2011

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



## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, May 25, 2011 9:57 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR POSTING: ZC 7680 TPM 36134

received and posted

---

**From:** Gil, Cecilia  
**Sent:** Wednesday, May 25, 2011 7:51 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: ZC 7680 TPM 36134

Good Morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. Thank you!

*Cecilia Gil*

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

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

## CERTIFICATE OF MAILING

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

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

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 25, 2011, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

ZC 7680 and TPM 36134

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

**Board Agenda Date:** June 7, 2011 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: May 25, 2011

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 5/18/2011,

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

APN (s) or case numbers Pm 36134 / C207680 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

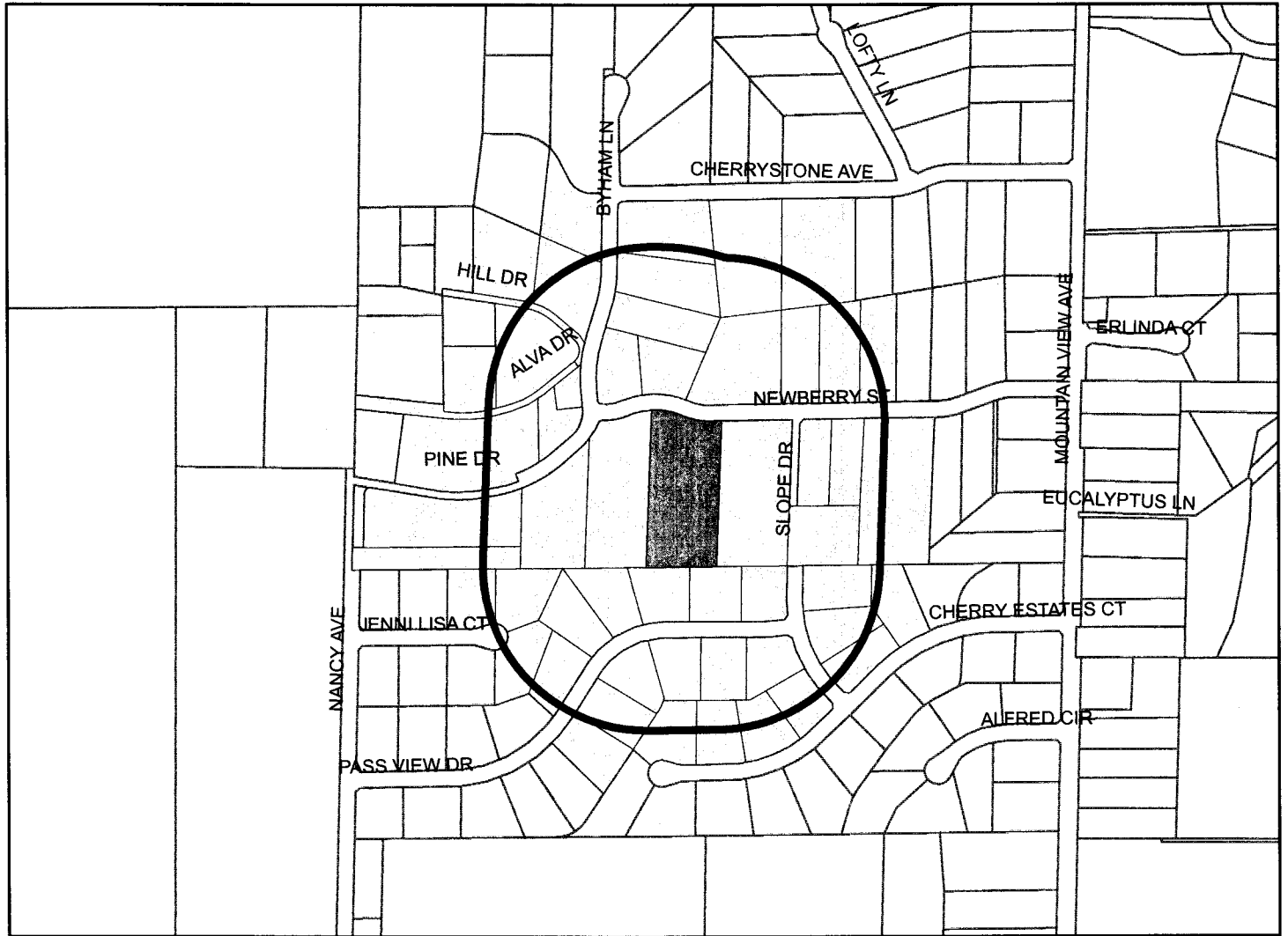
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

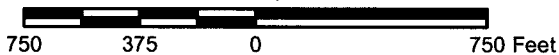
*V. Caldwell*  
*PKP: 11/18/11*

## 600 feet buffer



### Selected Parcels

407-120-026	407-120-027	407-251-057	407-251-033	407-251-043	407-130-025	407-251-054	407-300-013	407-300-014	407-300-015
407-300-016	407-300-017	407-300-018	407-300-019	407-300-020	407-300-021	407-300-022	407-300-044	407-300-045	407-300-046
407-300-047	407-300-048	407-300-049	407-300-050	407-300-051	407-300-052	407-300-053	407-120-023	407-251-034	407-251-055
407-251-022	407-251-040	407-120-015	407-251-042	407-300-004	407-300-005	407-130-001	407-130-027	407-130-007	407-251-041
407-130-024	407-130-006	407-120-025	407-300-003	407-120-028	407-130-019	407-120-024	407-251-059	407-130-005	407-130-026
407-251-056	407-300-059	407-251-058	407-251-053						



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

ASMT: 407120015, APN: 407120015  
HENRY WOLFE, ETAL  
38640 HILL DR  
BEAUMONT CA 92223

ASMT: 407130005, APN: 407130005  
SANDRA VANDERWESTHUIZEN, ETAL  
38536 ALVA DR  
BEAUMONT, CA. 92223

ASMT: 407120023, APN: 407120023  
CLYDE NORTON, ETAL  
9490 BYHAM LN  
BEAUMONT, CA. 92223

ASMT: 407130006, APN: 407130006  
LUCILLE MCKEE  
38600 ALVA DR  
BEAUMONT, CA. 92223

ASMT: 407120024, APN: 407120024  
ROBERT BURRIS, ETAL  
9470 BYHAM LN  
BEAUMONT CA 92223

ASMT: 407130007, APN: 407130007  
KENNETH NICHOLS, ETAL  
9555 BYHAM LANE  
CHERRY VALLEY CA 92223

ASMT: 407120025, APN: 407120025  
MARK RICHMOND, ETAL  
38725 CHERRYSTONE AVE  
BEAUMONT, CA. 92223

ASMT: 407130019, APN: 407130019  
PATRICK STEVENSON, ETAL  
38545 ALVA DR  
BEAUMONT CA 92223

ASMT: 407120026, APN: 407120026  
ALBERT SWAREZ, ETAL  
9455 BYHAM LN  
BEAUMONT, CA. 92223

ASMT: 407130024, APN: 407130024  
LEEPER ALLEN EUGENE ESTATE OF, ETAL  
C/O JERRY L MILLS  
38740 NEWBERRY ST  
CHERRY VALLEY CA 92223

ASMT: 407120027, APN: 407120027  
AMANDA CASSETTA, ETAL  
9273 BYHAM LN  
CHERRY VALLEY CA 92223

ASMT: 407130025, APN: 407130025  
BRIAN BONHAM, ETAL  
9510 BYHAM LN  
BEAUMONT, CA. 92223

ASMT: 407130001, APN: 407130001  
KALMAN FAMILY PTN  
7371 LINDENMERE  
BLOOMFIELD TOWNSHIP MI 48301

ASMT: 407130026, APN: 407130026  
SCOTT READ, ETAL  
38595 ALVA DR  
BEAUMONT, CA. 92223

TPM 36134 207680

43



ASMT: 407251059, APN: 407251059  
ROBERT RIDER, ETAL  
38651 PINE DR  
BEAUMONT, CA. 92223

ASMT: 407300003, APN: 407300003  
MICHAEL CONRAD  
38574 JENNI LISA CT  
BEAUMONT, CA. 92223

ASMT: 407300004, APN: 407300004  
JASON BENNECKE, ETAL  
38602 JENNI LISA CT  
BEAUMONT, CA. 92223

ASMT: 407300005, APN: 407300005  
JOSEPH ESTRADA, ETAL  
38597 JENNI LISA CT  
BEAUMONT, CA. 92223

ASMT: 407300053, APN: 407300053  
CHERRY VALLEY RANCH  
20182 BIRCH ST  
NEWPORT BEACH CA 92660

ASMT: 407300059, APN: 407300059  
TERESA CHAVEZ, ETAL  
4122 E CHAPMAN AVE NO 24  
ORANGE CA 92869



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# Legal Advertising Invoice

① BILLING PERIOD  
05/27/11 - 05/27/11

⑫ ADVERTISING/CLIENT NAME  
BOARD OF SUPERVISORS

③ BILLING DATE  
05/27/11

FOR BILLING INFORMATION CALL  
(951) 368-9713

⑭ PAGE NO  
1

② TOTAL AMOUNT DUE  
221.00

\* UNAPPLIED AMOUNT

TERMS OF PAYMENT  
Due Upon Receipt

⑨ REMITTANCE ADDRESS  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209

⑥ BILLED ACCOUNT NAME AND ADDRESS  
BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE CA 92502

⑧ BILLED ACCOUNT NUMBER | REP NO  
045202 | LE04

Statement #: 56596786 Amount Paid \$ \_\_\_\_\_ Your Check # \_\_\_\_\_

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑬ DATE	⑪ REFERENCE	⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAO SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
05/27	4301957 CO	PH - ZC 7680 TPM 36134 Class : 10 Ctext Ad# 10670632 Placed By : Cecilia Gil	170 L	1.30		221.00

RECEIVED RIVERSIDE COUNTY  
COUNTY CLERK'S OFFICE  
2011 JUN - 6 PM 3:46

Planning  
16.2 of 66/07/11  
ZC 7680

⑳ CURRENT NET AMOUNT DUE	⑳ 30 DAYS	⑳ 60 DAYS	⑳ OVER 90 DAYS	⑳ UNAPPLIED AMOUNT	㉑ PLEASE PAY THIS AMOUNT 221.00
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RIVERSIDE, CA 92502-2209  
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ADVERTISING  
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# THE PRESS-ENTERPRISE

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

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

Press-Enterprise

PROOF OF PUBLICATION OF

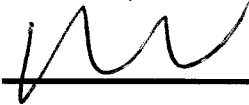
Ad Desc.: PH - ZC 7680 TPM 36134

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

05-27-11

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

Date: May. 27, 2011  
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10670632

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE CHERRY VALLEY ZONING DISTRICT - THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 7, 2011 at 1:30 P.M.** to consider the application submitted by ANGELO MIGLIACCIO - D.M. "Max" Buchanan, on **Change of Zone No. 7680**, which proposes to change the zone from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Residential Agricultural - 1 Acre Minimum (R-A-1), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36134, Schedule H**, which proposes to subdivide 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre ("the project"). The project is located northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive in the Cherry Valley Zoning District - The Pass Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42041**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CHRISTIAN HINOJOSA, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [chinojos@rctima.org](mailto:chinojos@rctima.org).

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE CHERRY VALLEY ZONING DISTRICT – THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

Dated: May 25, 2011

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

16.2 of 06/07/11

Board of Supervisors at, or prior to, the public hearing, be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147  
Dated: May 25, 2011  
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Clerk of the Board  
By: Cecilia Gil,  
Board Assistant 5/27