

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 16, 2011

SUBJECT: CHANGE OF ZONE NO. 7746/TENTATIVE PARCEL MAP NO. 36331 - Intent to adopt a Mitigated Negative Declaration – Applicant: Richard Dana – Third Supervisorial District - Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – **REQUEST:** The Change of Zone will change the site's zoning from A-1-10 to A-1-2. The Tentative Map is a Schedule "H" subdivision of 10.07 gross acres into three (3) residential parcels at a minimum of 3 acres per parcel.

RECOMMENDED MOTION:

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42383**, 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. 7746**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36331**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: CSL:ar/dm
D.M.

(Continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster 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: January 10, 2012
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

REVIEWED BY EXECUTIVE OFFICE

DATE

12/22/11

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

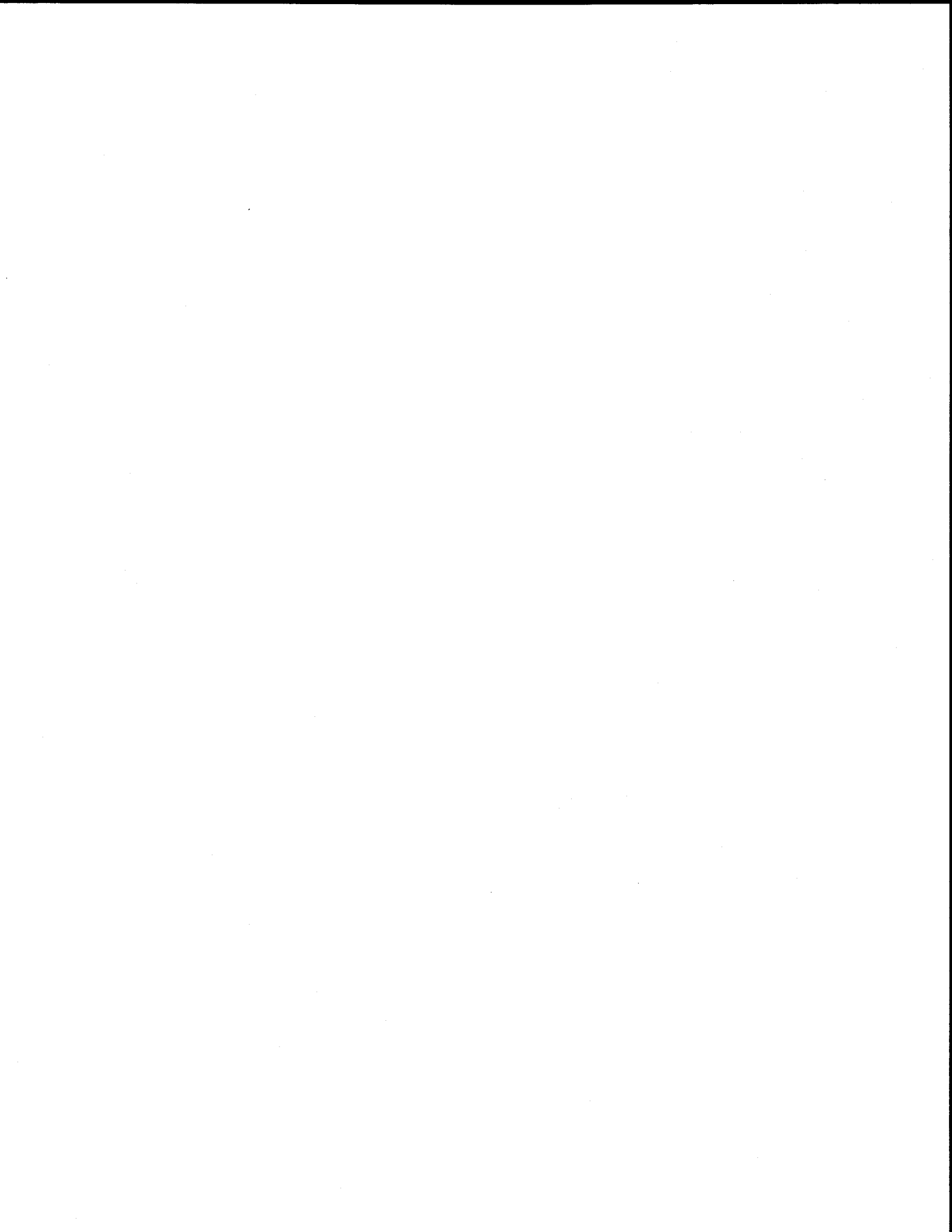


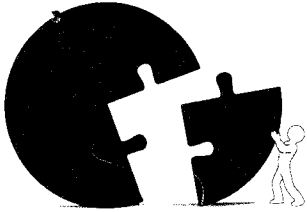
The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7746/TENTATIVE PARCEL MAP NO. 36331

Page 2 of 2

BACKGROUND: At the November 16, 2011 Planning Commission, the applicant's representative requested the fire hydrant spacing be changed from being located within 250 feet of any portion of the lot frontage to being located at the driveway entrance off Charlene Way. The Commission concurred with the request and approved the project subject to modification of the appropriate conditions of approval. Two of the recommended Conditions of Approval (10.FIRE.1 and 50.FIRE.5) were changed by the Fire Department as a result.





Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: January 10, 2012
TO: Chairman of the Board/ Clerk of the Board
FROM: Planning Department Staff
RE: **January 10, 2012 Board of Supervisors Agenda Item No. 16.1 (Tentative Parcel Map No. 36331 and Change of Zone No. 7746)**

Please see the attached 3 page letter dated January 5, 2012 from Soboba Band of Luiseno Indians regarding the above mentioned project.

Y:\Planning Master Forms\Templates\Letterhead Memo 2010-Formatted.docx

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



January 5, 2012

Attn: Kecia Harper-Ihem
County of Riverside, Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147



Re: Notice of Intent to Adopt a Mitigated Negative Declaration for Environmental Assessment No. 42383 - San Jacinto Valley Area Plan

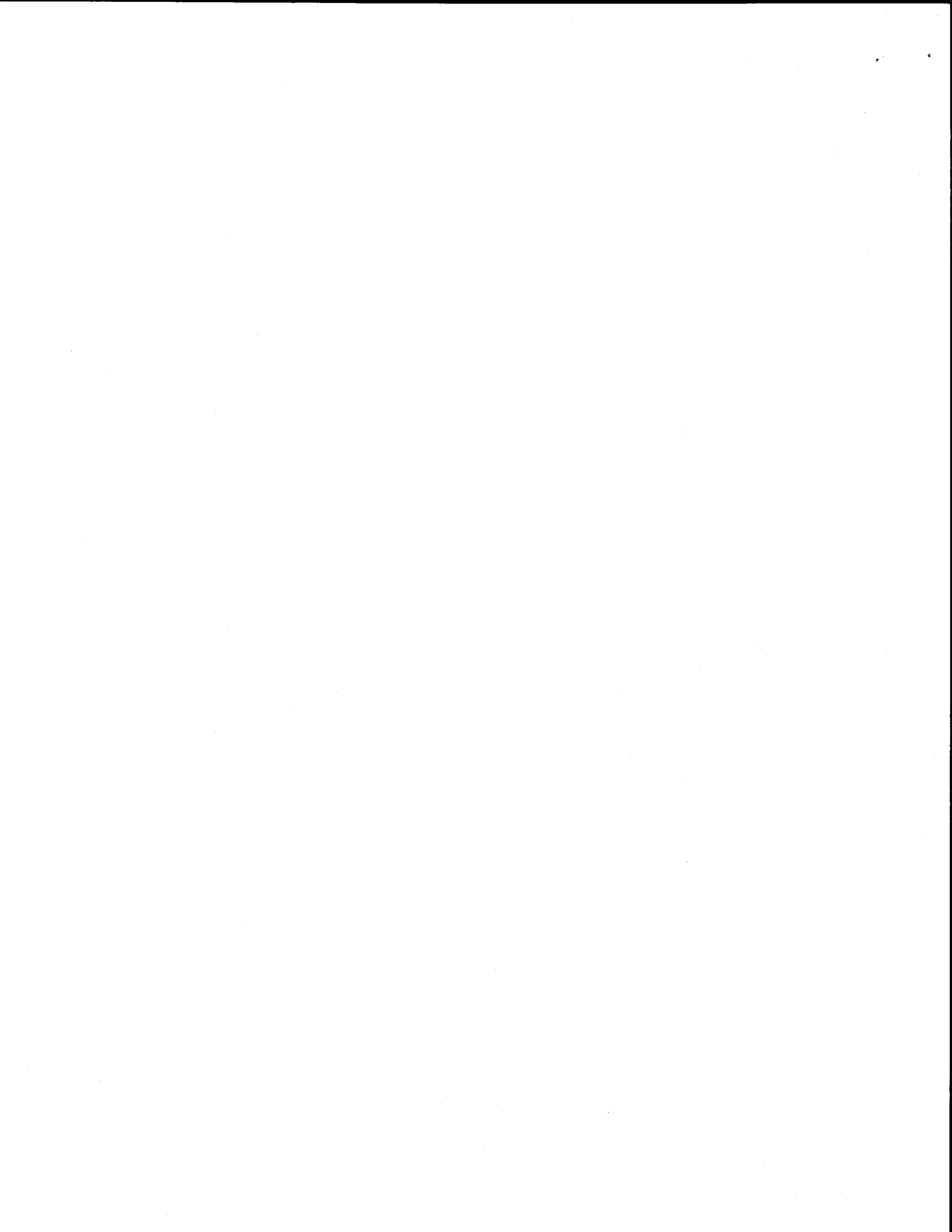
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored
(Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov



Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.



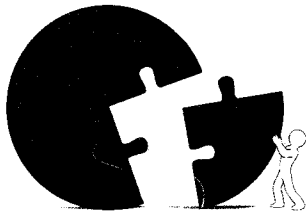
E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

01-10-2012

DATE: November 21, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: CHANGE OF ZONE NO. 7746 / TENTATIVE PARCEL MAP NO. 36331
(Charge your time to these case numbers)

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

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

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

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 (CFG5745)

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

Request: January 10, 2012 BOS Agenda

OK
RLL

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

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

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 16, 2011**

- I. **AGENDA ITEM 2.3: CHANGE OF ZONE NO. 7746 and TENTATIVE PARCEL MAP NO. 36331** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Dana - Engineer/Rep: GW Engineering - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Min.) – Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – 10.07 Gross Acres – Agricultural (A-1-10) (Quasi-judicial).
- II. **PROJECT DESCRIPTION**
The Change of Zone proposes to change the zoning on the site from A-1-10 to A-1-2, and the Tentative Parcel Map is a Schedule “H” subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org.

Frank Gorman, applicant’s representative, spoke 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

APPROVED CHANGE OF ZONE NO. 7746 and TENTATIVE PARCEL MAP NO. 36331

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Planning Commission Secretary, at (951) 955-7436 or E-mail at mcstark@rctlma.org.



Agenda Item No.: 2.3
Area Plan: San Jacinto Valley
Zoning District: Hemet/San Jacinto
Supervisory District: Third
Project Planner: Adrienne Rossi
Planning Commission: November 16, 2011

CHANGE OF ZONE NO. 7746
TENTATIVE PARCEL MAP NO. 36331
ENVIRONMENTAL ASSESSMENT NO. 42383
Applicant: Richard Dana
Engineer/Representative: GW Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the existing zoning from Light Agricultural - 10 Acre Minimum (A-1-10) to Light Agricultural - 2 Acre Minimum (A-1-2). The Tentative Parcel Map is a Schedule "H" subdivision of 10.07 acres into three (3) residential parcels with a minimum of 3 gross acres per parcel.

The project is located northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) to the north, east and west and Open Space: Recreation (OS-R) to the south.
3. Proposed Zoning (Ex. #3): Light Agricultural - 2 Acre Minimum (A-1-2)
4. Surrounding Zoning (Ex. #3): A-1-10 to the north and east, A-1-5 and R-A-2½ to the north and west and R-5 to the south.
5. Existing Land Use (Ex. #1): Single Family Residential
6. Surrounding Land Use (Ex. #1): Single Family Residential and Vacant Land to the north, east and west, Horse Ranch to the east and west, Golf Course and Vacant Land to the south.
7. Project Data:
Total Acreage: 10.07 Acres
Total Proposed Parcels: 3
Proposed Min. Parcel Size: 3 Acres
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42383**, 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. 7746**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36331**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

D.M.

CONCLUSIONS:

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

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

1. The project site is designated Rural Community: Estate Density Residential on the San Jacinto Valley Area Plan.
2. The proposed, single family residential parcels with a minimum of 3 gross acres per parcel are larger than the 2 acre minimum parcel size of the Rural Community: Estate Density Residential Land Use designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential to the north, east and west and Open Space: Recreation to the south.
4. The zoning for the subject site is Light Agricultural -10 Acre Minimum (A-1-10).
5. The project site is surrounded by properties which are zoned A-1-5 and A-1-10 to the north east and west and R-5 to the south.
6. Residential uses have been constructed and are operating on a portion of the project vicinity.
7. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
8. Environmental Assessment No. 42383 identified the following potentially significant impacts:
 - a. Recreation

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Specific Plan;
 - c. An Airport Influence Area;
 - d. A WRCMSHCP Cell/Criteria Area;
 - e. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - f. A High Fire Area.
3. The project site is located within:
 - a. The boundaries of an area drainage plan or flood review area;
 - b. The Valley Wide Recreation and Parks District;
 - c. Lighting: Zone B (22.34 miles from) Mt Palomar Observatory;
 - d. The Hemet Unified School District;
 - e. A highly sensitive Paleontological area; and,
 - f. An area susceptible to subsidence and moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 469-230-009.



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07746 PM36331
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 6/20/11
Vicinity Map



Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 871 C3
Edition 2009

Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 2

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.rima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07746 PM36331

LAND USE

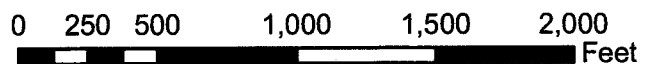
Supervisor Stone
District 3

Date Drawn: 6/20/11
Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 2

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 871 C3
Edition 2009



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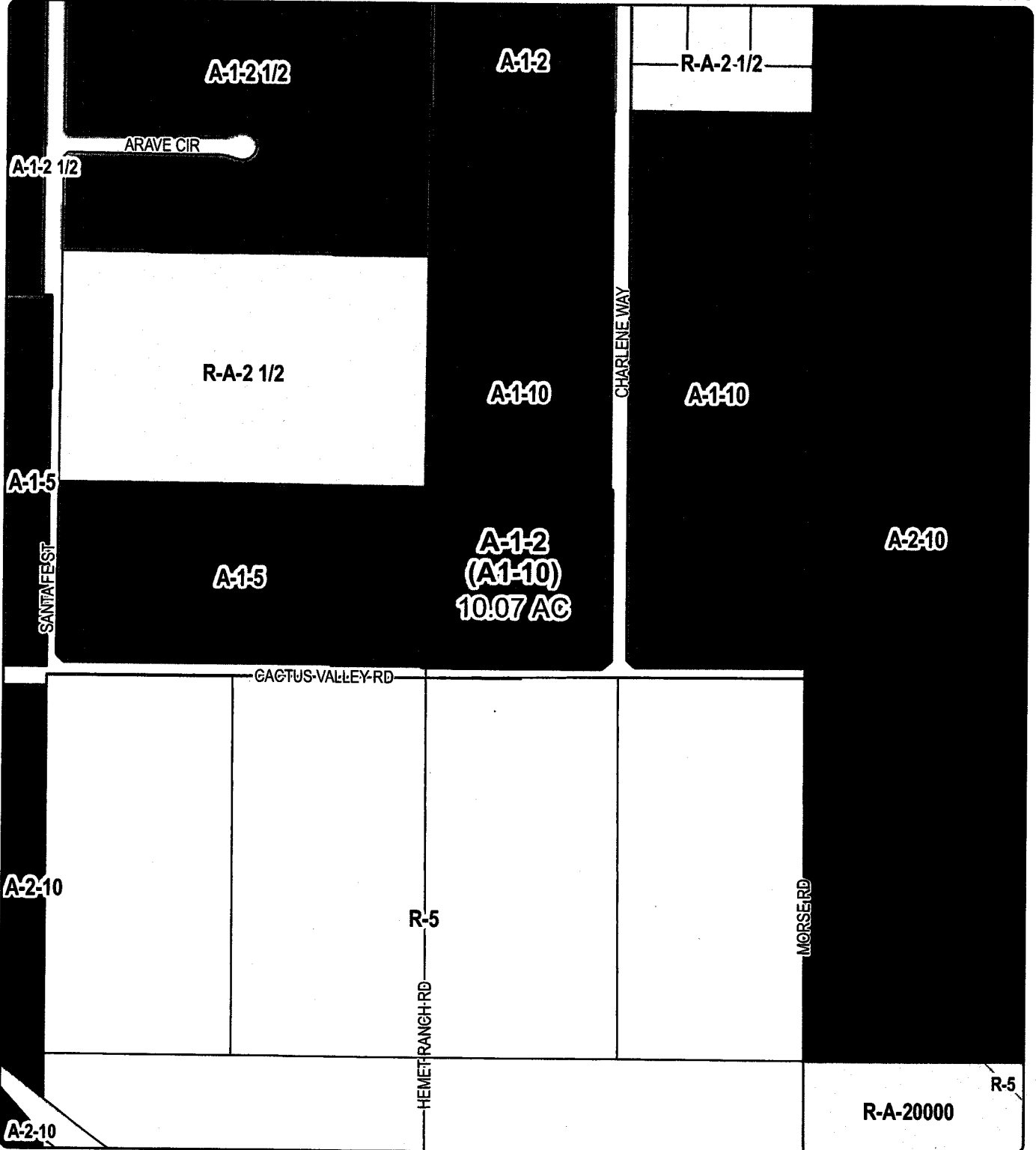
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07746 PM36331

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 6/20/11
Exhibit 3



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 2

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 871 C3
Edition 2009



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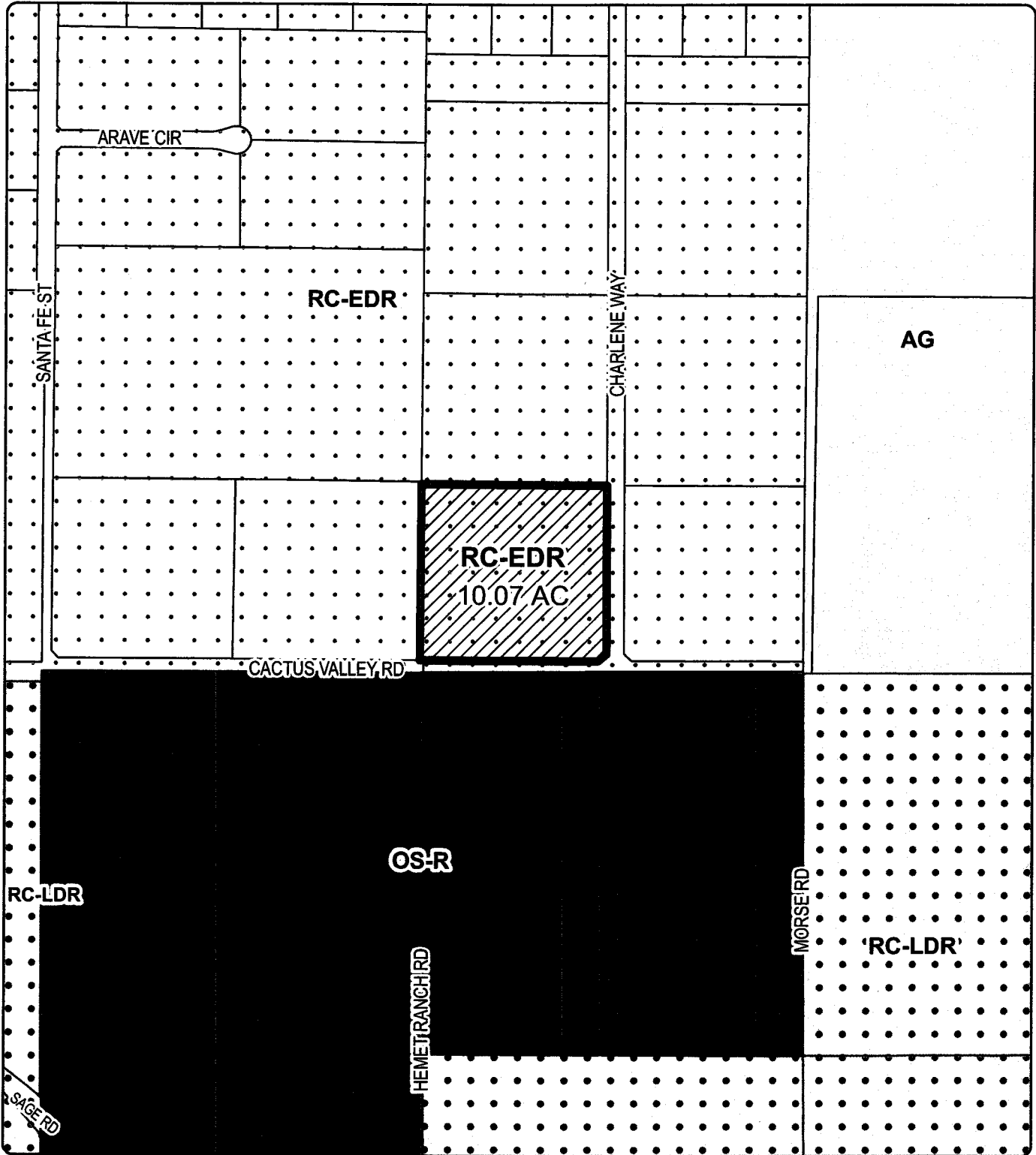
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07746 PM36331

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 6/20/11
Exhibit 5



Zoning District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 2

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 871 C3
Edition 2009



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



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42383
Project Case Type (s) and Number(s): Change of Zone No. 7746, Tentative Parcel Map No. 36331
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adrienne Rossi, Urban Regional Planner II
Telephone Number: (951) 955-6925
Applicant's Name: Richard and Sharyn Dana
Applicant's Address: 40310 Cactus Valley Road, Hemet, CA 92544

I. PROJECT INFORMATION

A. Project Description: Project is a Schedule "H" subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot.

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

C. Total Project Area: 10.07 Acres

| | | | |
|-----------------------|---------|--------------------------|-------------------------------|
| Residential Acres: 10 | Lots: 3 | Units: 3 | Projected No. of Residents: 0 |
| Commercial Acres: 0 | Lots: 0 | Sq. Ft. of Bldg. Area: 0 | Est. No. of Employees: 0 |
| Industrial Acres: 0 | Lots: 0 | Sq. Ft. of Bldg. Area: 0 | Est. No. of Employees: 0 |
| Other: 0 | | | |

D. Assessor's Parcel No(s): 469-230-009

E. Street References: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 6 south, Range 1 west, Section 2

G. Brief description of the existing environmental setting of the project site and its surroundings:
The project site consist of hilly terrain with some remaining native vegetation. Some portions of the site have previously been disturbed by grading activities. Surrounding the project site is scattered residential, vacant land, horse ranches and a golf course.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** SJVAP 8.1 Require development to adhere to standards established in the Design Standards and Guidelines for development in the third and fifth Supervisorial Districts.
- 2. Circulation:** SJVAP 10.2 Maintain the County's roadway level of service standards as described in the Level of Service section of the General Plan Circulation Element.

SJVAP 11.1 Develop, maintain and/or improve the trails and bikeways within the San Jacinto Valley Area Plan as discussed in the Non-motorized transportation section of the General Plan Circulation Element.

3. **Multipurpose Open Space:** The proposed project is not located with a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Cell. No conservation is required for WRCMSHCP purposes. This site is mapped in the County's General Plan as having both H-a and H-b paleontological sensitivity (high potential for paleontological resources (fossils) on or below the ground surface).
4. **Safety:** The proposed project is not located in a high fire area, fault zone or dam inundation area. There is moderate liquefaction potential for the site and it is susceptible to subsidence.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the vicinity above levels existing without the project. However, the project proposes to create three (3) residential parcels and the impact to noise levels would not be significant. Also, the project is within an area with horse ranches, vacant land and across from a golf course and is compatible with surrounding uses. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes the creation of three (3) residential parcels, which contributes to the achievement of the Riverside County General Plan's goal to providing quality and diversified housing for the County's expanding population. Therefore, the project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element Policies.

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural Community: Estate Density Residential and Open Space: Recreational.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Light Agricultural - 10 Acre Minimum (A-1-10)

J. Proposed Zoning, if any: Light Agricultural - 2 Acre Minimum (A-1-2)

K. Adjacent and Surrounding Zoning: A-1-10, A-1-5, R-A-2½ and R-5

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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 |
| <input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> 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. |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require |

major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Adrienne Rossi

9/28/11

Signature

Date

Adrienne Rossi, Project Planner

For Carolyn Syms Luna, Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The subject property is not located within, nor visible from a designated scenic highway corridor.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

Findings of Fact:

- a) While the site is located within Zone B of the Ordinance No. 655 (Mt. Palomar) the subsequent development of residential units on the proposed parcels will create limited increased outdoor lighting.

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

The project has been conditioned to comply with the requirements of Ordinance No. 655 relative to outdoor lighting.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

3. Other Lighting Issues

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

a) - d) The subject property is not located within any farmland mapping designations, nor is it under the Williamson Act contract or within an agricultural preserve. The property is not within 300 feet of agriculturally zones properties and will not cause the conversion of farmland to a non-agricultural use.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

a) - c) The subject property does not contain any timber or forest land.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

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

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) & b) 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 primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMD is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMD.

The 2003 AQMD is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of four (4) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMD.

The South Coast Air Quality Management District (SCAQMD) has established significant thresholds for specific pollutants. These pollutants include Nitros Oxides (NOx), Volatile Organic Chemicals, (VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (Sox), carbon monoxide (CO), and Lead.

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 that is the pollutant at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. 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.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or 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 or 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, WRCMSHCP, On-site Inspection

Findings of Fact:

a) - g) The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Fee Area. However, the property is not located within a Cell or Cell Group designation. The project will be conditioned to pay mitigation fees in accordance with Ordinance No. 810, and will therefore not have a significant adverse affect on any

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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endangered or threatened species, nor any candidate, sensitive or special status species. Development within the proposed parcels, as indicated within the proposed graded areas, will not cause interference with the movement of any wildlife species nor will it affect any riparian habitat. No wetlands will be disturbed because of the approval of this tentative map. This project is in compliance with the WRCMSHCP.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) & b) Based on the on-site inspection and the determination from the County Archeologist, the subject property will not alter or destroy any historic site or cause a substantial adverse change to a historical resource.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

9. Archaeological Resources

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) - d) A Phase I Archaeological Report was not needed since the property has already been graded and fill is in place. Therefore, there are no significant archaeological resources located on the project site. The project will not cause a substantial adverse change in the archaeological resources nor would it disturb any human remains including those interred of formal cemeteries. The project site

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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also will not restrict existing religious or sacred uses within the potential impact area. (See COA 10.PLANNING.1 and 10.PLANNING.2). These are standard Conditions of Approval and are not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

10. Paleontological Resources

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

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The subject property is identified as having a high potential for Paleontological resources. The project has been conditioned to require a Paleontological Resource Impact Mitigation Program (See COA 60.PLANNING.1). This is a standard Condition of Approval and is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <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?

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

Findings of Fact:

a) & b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. The project site exposing people or structures to potential substantial adverse effects including the risk of death or injury is less than significant. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mitigation: No mitigation proposed.

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

Monitoring: No monitoring required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database) the project site has a low to moderate potential for liquefaction.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to the Riverside County General Plan, the potential for slope failure does not represent a hazard to the project. The General Plan does not indicate this project site to be in an area that has an extremely high ground-shaking risk. The proposed project will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

14. Landslide Risk

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

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

Findings of Fact:

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

a) According to the General Plan the project site is not located on a geologic unit or soil that is unstable or that would become unstable or that would become unstable. Neither an on –or off-site landslide, lateral spreading, collapse or rock fall hazards are potential results of the project.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”

Findings of Fact:

a) According to RCLIS, the project is susceptible to subsidence, however the project has been reviewed and cleared by the County Geologist with no additional information suggesting that the site is located on a geologic unit or soil that is unstable or that would become unstable, as a result of the project, and potentially result in ground subsidence.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| 18. Soils | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) – c) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Review by the County Geologist did not identify expansive soils as an issue of concern. Therefore, the site is considered as exhibiting a low expansion potential. It has been determined that the project does not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. However, a site evaluation will be required for all proposed new onsite wastewater treatment systems (See COA 10. EHEALTH.5) These are

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

standard requirements and are not considered mitigation pursuant to CEQA, therefore impacts are considered to be less than significant with some mitigation required.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

19. Erosion

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

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

Findings of Fact:

a) & b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not anticipated to result in any increase in water erosion either on or off site with implementation of the above state conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (See COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| GREENHOUSE GAS EMISSIONS Would the project | | | | |
| 21. Greenhouse Gas Emissions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a land subdivision creating 3 residential parcels with a minimum of 3 acres per parcel. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 3 primary units, 6 if all parcels also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project as the time of approval would be Assembly Bill (AB) No. 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| HAZARDS AND HAZARDOUS MATERIALS Would the project | | | | |
| 22. Hazards and Hazardous Materials | <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 |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.
- b) During the construction of the proposed 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.
- c) & d) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.
- e) This 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, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

23. Airports

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

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

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to RCLIS the project site is not located within a hazardous fire area; therefore, no impacts are anticipated.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

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

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

Findings of Fact: a) – d) The subject property has been graded in accordance to BGR100266. However, the grading did not substantially alter any existing drainage patterns of the site or area, nor was a watercourse altered, in a manner that resulted in substantial erosion or siltation on- or off-site.

The subdivision of this property into 2 parcels will not violate any water quality standards or waste discharge requirements; nor will it 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; and it will not 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.

e) & f) This subdivision will ultimately cause the placement of housing within a 100-year flood hazard area, and could cause the placement of structures within a 100-year flood hazard area, which would impede or redirect flood flows. Mitigation, to ensure these impacts have been reduced to a level below significance, has been developed in the form of the conditions listed below as mitigation measures.

g) & h) This subdivision will not cause substantial degradation of water quality, nor does it require any new or retrofitted stormwater treatment control BMP that could result in significant environmental effects.

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

Mitigation: 10. BS GRADE. 14, 10. FLOOD RI. 1, 10. FLOOD RI. 3, 50. FLOOD RI. 6

Monitoring: The Department of Building and Safety - Grading Section and the County Flood Control District will ensure compliance with their General conditions. The County Surveyor and County Flood Control District will ensure that Flood Control's "Prior to Recordation" condition is complied with before allowing the final map to record.

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

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

Findings of Fact:

a), b) & d) The project will not substantially alter the existing drainage pattern of the site or area, through the alteration of a watercourse, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; nor will it change absorption rates or the rate and amount of surface runoff. The project site is not located within a Dam Inundation Area and will therefore not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

c) The design of the tentative map and the provided conceptual grading plan shows that future residences will be located on the upper elevations of the property. Mitigation, to ensure these impacts have been reduced to a level below significance, has been developed in the form of a condition listed below as a mitigation measure.

Mitigation: 50. FLOOD RI. 6

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

Monitoring: The County Surveyor and County Flood Control District will ensure that Flood Control's "Prior to Recordation" condition is complied with before allowing the final map to record.

LAND USE/PLANNING Would the project

27. Land Use

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The Tentative Parcel Map is a subdivision of 10.07 acres into three (3) residential parcels with a minimum of 3 acres per parcel. The subdivision is consistent with the Rural Community: Estate Density Residential (RC: EDR) Land Use Designation, which has a 2 acre minimum parcel size requirement. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) According to RCLIS (GIS Database) the proposed project is not located within a city of sphere of influence or adjacent to a city or county; therefore, there will be no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

28. Planning

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

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

Findings of Fact:

a) The proposed project is currently zoned Light Agricultural - 10 Acre Minimum (A-1-10). However, the proposed project includes a Change of Zone which would change the existing zoning to Light

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

Agricultural - 2 Acre Minimum (A-1-2). The development, a subdivision of 10.07 acres into three (3) residential parcels with a minimum parcel size of 3.0 acres, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Light Agricultural - 10 Acre Minimum (A-1-10) to the north and east, Light Agricultural - 5 Acre Minimum (A-1-5) and Residential Agricultural - 2½ Acre Minimum (R-A-2½) to the north and west and Open Space Combining Zone – Residential Developments (R-5) to the south. Therefore, the proposed project is compatible with the existing surrounding zoning and no impacts should occur.

c) The project site is surrounded by scattered single family residential, vacant land, horse training facilities, and a golf course. The project is proposing 3 acre minimum single family residential parcels which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (2 acre minimum). The project is proposing to subdivide 10.07 acres into three (3) residential parcels with a minimum parcel size of 3.0 acres. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there are no impacts.

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

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recover site delineated on a local general plan, specific plan or other land use plan. Therefore, there are no impacts.

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

d) The site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. There are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation proposed.

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

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of any major highway; therefore, there are no impacts.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

Short term construction related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to located stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy

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

and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

34. Noise Effects on or by the Project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of 3-acre minimum parcels which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project during construction. As discussed in Finding Fact 33a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. and 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. There are no impacts.

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a) The project site is currently occupied on one parcel and the other 2 are vacant. The proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The project will not create permanent employment opportunities; therefore it will not create a demand for additional housing.

c) The project site is partially vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project proposes the subdivision of 10.07 acres into three (3) residential parcels. The population increase will not exceed official regional or local population projections.

f) The proposed project will not induce substantial population growth in an area.

Mitigation: No mitigation proposed.

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

Monitoring: No monitoring required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659.10 which requires payment of the appropriate fees relate to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (See COA 10. PLANNING.15) with compliance to Ordinance No. 659.10, impacts to Fire services are viewed as less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. The RCSD operates out of stations in Temecula and the Elsinore Area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff's services. Riverside County's development impact project fee (Ordinance No. 659.10) also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. (See COA10.PLANNING.15). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the project will have a less than significant impact on sheriff services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

38. Schools

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

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

The Hemet Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (See COA 80.PLANNING.7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (See COA 10.PLANNING.15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

RECREATION

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

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

Findings of Fact:

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

b) Future residents could potentially use neighboring recreational facilities. Due to the size of the proposed development, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The project could potentially incrementally increase the use of some types of recreational facilities in the San Jacinto Valley Area Plan. The project site is not located within a Community Service Area (CSA) and is not entitled to pay Quimby Fees. However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (See COA

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| | | | | |
|--------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 42. Recreational Trails | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: GIS database, Parks and Open Space Department Review.

Findings of Fact:

There is a proposed trail in the vicinity of the project along Cactus Valley Road. A 20 foot regional trail is being proposed to the south of the project site along all three (3) parcels. Upon compliance with the conditions of approval by the Riverside County Park & Recreation Department, the impacts to recreation trails will be less than significant with mitigation.

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

Mitigation: The project has been conditioned by Riverside County Park and Recreation Department (See COA 5.PLANNING.1).

Monitoring: Monitoring shall be done by the Riverside County Park and Recreation Department.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source: Riverside County General Plan and Transportation Review

Findings of Fact:

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

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

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

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

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

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

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed projects construction. The impacts are less than significant.

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

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

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

Source: Department of Environmental Health Review

Findings of Fact:

a) Development of the project will not require or result in construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) The project will have sufficient water supplies available from existing entitlements and resources, and no new or expanded entitlements will be needed.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 46. Sewer | | | | |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impacts are considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the sites projected demand in addition to the providers existing commitments. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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47. Solid Waste

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

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

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

48. Utilities

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

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

Source:

Findings of Fact:

a) – c) The project could have the addition of up to 5 dwelling units per parcel; therefore, the project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant.

d) Storm water drainage will be handled off site.

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

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

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

g) The project will not require additional government services.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

No other environmental impacts were identified.

Mitigation: No mitigation proposed.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

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

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

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

Earlier Analyses Used, if any: CEQA, GIS: Riverside County Geographic Information System, San Jacinto Valley Area Plan, WRCMSHCP: Western Riverside County Multiple Species Habitat Conservation Plan, adopted June 17, 2003.

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

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

VII. AUTHORITIES CITED

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

Revised: 9/28/2011 7:27 AM
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PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Parcel Map 36331 is a schedule "H" subdivision of 10.07 acres into 3 residential parcels with a minimum of 3.0 acres per parcel.

10. EVERY. 2 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 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.

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PARCEL MAP Parcel Map #: PM36331

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative ParcelMap No.36331 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36331, Amended No. 1, dated 4/11/11.

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

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 - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - 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 and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

PARCEL MAP Parcel Map #: PM36331

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - 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. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 15 MAP - FIRE D'S OK ON DR.WY RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department - 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 or by written approval from the Fire Department.

10.BS GRADE. 18 MAP - DR WAY XING NMC RECOMMND

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

10.BS GRADE. 20 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown

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10. GENERAL CONDITIONS

10.BS GRADE. 20 MAP - RETAINING WALLS (cont.) RECOMMND

on the Building and Safety Department form 284-197.

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER-PAR#2 & PAR#3 RECOMMND

Parcel#2 and Parcel#3 of Tentative Parcel Map#36331 is proposing Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies. An existing well currently provides water service to Parcel#1.

10.E HEALTH. 2 PAR#1-WELL EVALUATION REQ'D RECOMMND

Since Parcel#1 of Tentative Parcel Map#36331 is proposing to be served potable water by well(s), pump(s), and water tank(s), a water supply permit will be required.

For all existing wells currently under permit with the Department of Environmental Health (DEH), a well evaluation is required.

The requirements for a water supply well/well evaluation are as follows:

a) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological) to provide the water potable.

b) Satisfactory proof that there is adequate quantity to

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PAR#1-WELL EVALUATION REQ'D (cont.) RECOMMND

include fire flow and available for intended development.

c) A complete set of plans for the Department of Environmental Health (DEH) review and approval showing all details of the proposed and existing water systems.

d) Satisfactory information concerning how the system will be owned and operated.

10.E HEALTH. 3 PM#36331 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System OWTS for all parcels under Parcel Map#36331 based on Sladden Engineering Soils Percolation Report Project#644-08005 dated Jan 31, 2008 provided that all parameters set forth by this report as well as all requirements specified in the DEH Technical Guidance Manual are met.

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

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

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

10.E HEALTH. 5 DEH SITE EVALUATION RECOMMND

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

In addition, the applicant must ensure that the job property is clearly identified with a durable placard

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10. GENERAL CONDITIONS

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

delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

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

FIRE DEPARTMENT

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

(changed per Planning Commission 11/16/11)

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance off of Charlene Way. 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 RECOM

Parcel Map 36331 is a request to subdivide an approximately 10-acre site into 3 residential lots. The site is located in the Cactus Valley area on the northwest corner of Cactus Valley Road and Charlene Way. Grading for the pads for all 3 lots is existing. The site is lot 6 of Tract 11975 (MB 121 / PG 94 - 95).

As shown on the tentative map exhibit, the southerly portion of the site is located within a 100- year Zone A floodplain as delineated on Panel No. 06065C - 2155G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The remainder of the site is higher ground subject to nuisance nature local runoff. The existing pads are located in this area and elevated well above the floodplain and considered free of ordinary storm flood hazard. However a storm of unusual magnitude may cause damage. Any additional grading shall perpetuate the natural drainage patterns of the area and all new construction shall comply with all applicable ordinances. It shall be noted that access from Cactus Valley Road during storm events may be impaired.

Complying with the Santa Ana River Regional Water Quality

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10. GENERAL CONDITIONS

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

Control Board regulations, projects within the Santa Ana Region which results in more than 10,000 square feet of impervious area requires a final project specific Water Quality Management Plan (WQMP). A note shall be placed on the environmental constraint sheet which states, "A final project specific WQMP shall be prepared for each lot consistent with the MS4 permit in effect at the time grading or building permits are issued."

The site is located in within the boundaries of the South Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

10.FLOOD RI. 3 MAP DELINEATE FLOODPLAIN RECOMMND

The 100-year floodplain limits through the property, as shown on the tentative map, shall be delineated on an environmental constraint sheet.

The area within the delineated floodplain limits shall be labeled "Floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of "rail type". Chain link fencing shall not be allowed".

10.FLOOD RI. 5 MAP FINAL WQMP ONLY RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP FINAL WQMP ONLY (cont.)

RECOMMND

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

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOM

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.

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

10.PLANNING. 3

MAP - LANDSCAPE REQUIREMENTS

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LANDSCAPE REQUIREMENTS (cont.) RECOMMND

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

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

10.PLANNING. 4 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. 5 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. 6 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

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - FEES FOR REVIEW (cont.) RECOMMND

indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 11 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A-1-2 zone.

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 15 MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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 recinded, 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. 16 MAP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 17 MAP - SUBMIT BUILDING PLANS RECOM

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

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 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.

10.TRANS. 3 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. 4 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. 5 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. 6 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Charlene Way since adequate right-of-way exists, per MB 121/94.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

*Access to parcel 3 shall be off Charlene Way
Parcel 1 and 2 shall provide a turnout at midpoint or increase driveway width to 20'

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width. Driveway shall 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.

*Access to parcel 3 shall be off Charlene Way
Parcel 1 and 2 shall provide for a turnout at midpoint or increase driveway to 20' for each driveway

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 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.

50.FIRE. 5 MAP-#98-ECS-HYDRANT RECOMMND

(changed per Planning Commision 11/16/11)

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant at the driveway entrance off of Charlene Way as approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

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

A note shall be placed on the environmental constraint sheet which states, "A final project specific WQMP shall be prepared for each lot consistent with the MS4 permit in effect at the time grading or building permits are issued".

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP (cont.) RECOMMND

approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property, as shown on the tentative map, shall be delineated on an environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "Floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 3.0 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-2 zone, and with the Riverside County General Plan.

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No.7746 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 4 MAP - ECS AFFECTED LOTS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

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

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

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

Sufficient right-of-way along Cactus Valley Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way with standard corner cutback per County Standard No. 94, and Standard No. 805, Ordinance 461.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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

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

Lot access shall be restricted on Cactus Valley Road and so noted on the final map with the exception of one 40' wide by 30' deep reciprocal access for parcel 1 and parcel 2 (20' east and 20' west of parcel line of parcel 1 and parcel 2).

50.TRANS. 5 MAP-MONUMENT VERIFICATION/SUR RECOMMND

Existing fence along project boundaries encroaching Charlene Way and Cactus Valley Road right-of-way shall be removed prior to monument verifications.

50.TRANS. 6 MAP - GATE - REMOVE/SUR RECOMMND

The existing gate located on Cactus Valley Road shall be removed and may be reinstalled 80' radial from the centerline of Cactus Valley Road.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/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. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 8 MAP - OFFSITE 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. 9 MAP - NOTRD OFFSITE LTR RECOMMND

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

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

EPD DEPARTMENT

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ADP FEES

RECOMMND

Parcel Map 36331 is located within the limits of the South Hemet sub-watershed of the Salt Creek Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ADP FEES (cont.)

RECOMMND

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

60.FLOOD RI. 3 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval. A copy of the improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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16:07

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

CEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.PLANNING. 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 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

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PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

70. PRIOR TO GRADING FINAL INSPECT

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

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough

PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

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

RECOMMND

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

80.E HEALTH. 2 USE - SEPTIC PLANS

RECOMMND

Upon building permit submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

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

PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

80. PRIOR TO BLDG PRMT ISSUANCE

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

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 - ACCESS RECOMMND

Parcels shall meet the access requirements as per the Environmental Constraint Sheet

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 36331 is located within the limits of the South Hemet sub-watershed of the Salt Creek Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP RECOMMND

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

PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP SUBMIT FINAL WQMP (cont.) RECOMMND

improvement and grading plans shall be included for reference. The WQMP must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

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

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

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PARCEL MAP Parcel Map #: PM36331

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2

MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 3

MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4

MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5

MAP - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS

PARCEL MAP Parcel Map #: PM36331

Parcel: 469-230-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - BMP GPS COORDINATES (cont.) RECOMMND

coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

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

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. 4 MAP*- QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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PARCEL MAP Parcel Map #: PM36331

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP*- QUIMBY FEES (2) (cont.)

RECOMMND

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District.

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: October 12, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
Riv. Co. GIS – Phillip Kang
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
County Service Area No. 152 c/o EDA
3rd District Supervisor
3rd District Planning Commissioner

Hemet Unified School Dist
Eastern Municipal Water Dist.
Southern California Edison
Eastern Information Center (UCR)
Soboba Band of Luiseno Indians
Pechanga Band of Luiseno Indians

CHANGE OF ZONE NO. 7746 and TENTATIVE PARCEL MAP NO. 36331 – EA42383 – Applicant: Richard Dana - Engineer/Rep: GW Engineering - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 AC Min.) – Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – 10.07 Gross Acres –Agricultural (A-1-10) - **REQUEST:** - Project proposes a Schedule "H" subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot. - **APN: 469-230-009**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on November 18, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi, Project Planner**, at (951) 955-6925 or email at arossi@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 26, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety–Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section – R. Dyo
P.D. Archaeologist-L. Mouriquand

TENTATIVE PARCEL MAP NO. 36331, AMENDED NO. 1 – EA42383 – Applicant: Richard Dana - Engineer/Rep: GW Engineering - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 AC Min.) – Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – 10.07 Gross Acres –Agricultural (A-1-10) - **REQUEST:** - Project proposes a Schedule “H” subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot. - APN: 469-230-009

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 26, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Adrienne Rossi, Project Planner**, at (951) 955-6925, or e-mail at **AROSSI@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 16, 2010

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

RE: Tentative Parcel Map No. 36331 — Schedule H Subdivision of 10.07 Acres into 3 Residential Parcels (APN: 469-230-009)

Dear Ms. Rossi:

The Riverside County Waste Management Department has reviewed the proposed project, located northerly of Cactus Valley Road, easterly of State Street, southerly of Vista Road, and westerly of Charlene Way within the San Jacinto Valley Area Plan. This project will generate solid waste that requires disposal. In order to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Urban Regional Planner IV

PD#95345

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9000
www.rcflood.org
133875

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

October 25, 2010

Ms. Adrienne Rossi
Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Dear Ms. Rossi:

Re: Change of Zone 07746

Area: Cactus Valley

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Eric Russell of this office at 951.955.1211.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mekbib Degaga".

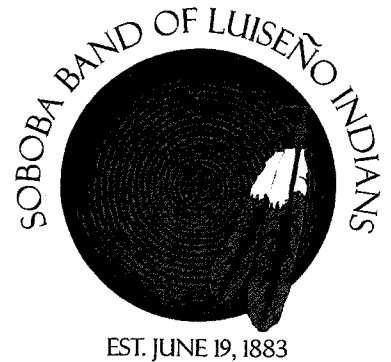
MEKBIB DEGAGA
Engineering Project Manager

c: PM 36331

EWR:blj

December 6, 2010

Attn: Adrienne Rossi, Project Planner
County of Riverside Transportation and Land Management Agency
P.O. Box 1409
4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409



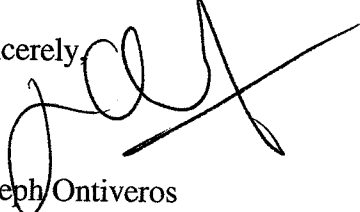
**Re: Change of Zone No. 7746 and Tentative Parcel Map No. 36331
(APN 469-230-009)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored
(Please see the attachment)

Sincerely,


Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279

disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

TRACT MAP
 REVISED MAP
 PARCEL MAP

MINOR CHANGE
 REVERSION TO ACREAGE
 AMENDMENT TO FINAL MAP

VESTING MAP
 EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 36331

DATE SUBMITTED: 9/23/10

APPLICATION INFORMATION

Applicant's Name: Richard Dana

E-Mail: gwengineering@verizon.net

Mailing Address: 30907 Charlene Way
Hemet City CA State 92543 ZIP

Daytime Phone No: (951) 634-9515

Fax No: (951) 766-8778

Engineer/Representative's Name: John Johnson GW Engineering

E-Mail: gwengineering@verizon.net
FRANK GORMAN

Mailing Address: 800 E. Florida Ave, St. 201
Hemet City CA State 92543 ZIP

Daytime Phone No: (951) 766-8777

Fax No: (951) 766-8778

Property Owner's Name: Richard Dana

E-Mail: gwengineering@verizon.net

Mailing Address: 30907 Charlene Way
Hemet City CA State 92543 ZIP

Daytime Phone No: (951) 634-9515

Fax No: (951) 766-8778

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Richard Dana

PRINTED NAME OF APPLICANT

Richard Dana

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.

Richard Dana

PRINTED NAME OF PROPERTY OWNER(S)

Richard Dana

SIGNATURE OF PROPERTY OWNER(S)

SHARYN L. DANA

PRINTED NAME OF PROPERTY OWNER(S)

Sharyn L. Dana

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 469-230-009

Section: 2 Township: 6 South Range: 1 West

Approximate Gross Acreage: 10.07

General location (cross streets, etc.): North of Cactus Valley Road, South of Vista Road, East of State Street, West of Charlene Way

Thomas Brothers map, edition year, page number, and coordinates: R.V./S.B. Co. page 871
Grid C3, 2009 Ed.

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):

Proposed schedule ~~PH~~ Parcel Map, 3 or 2+ acre parcels for
future residential use based on existing grading plan with
BBR-080197.

Related cases filed in conjunction with this request:

BBR-080197 ~~Approved and recorded previously~~
zone change

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) ~ 2 miles

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

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

How much grading is proposed for the project site? None, previously graded

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import _____ Export _____ Neither

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

N.A.

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) ≈ 38,400 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1) _____ Date _____

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 Region¹

| | |
|---------------------------------------|--|
| Project File No. | |
| Project Name: | Tentative Parcel Map 36331 |
| Project Location: | Hemet, CA 92347 Charlene Way, Hemet, CA |
| Project Description: | Subdivide 10 acres into 3 2+ acre parcels. |
| Project Applicant Information: | |

| Proposed Project Consists of, or includes: | YES | NO |
|--|--------------------------|-------------------------------------|
| 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 ² 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–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) | <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 ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are 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 ⁴ . "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"/> |

¹Includes San Jacinto River watershed.
²Land area is based on acreage disturbed.
³The 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.
⁴The most recent CWA Section 303(d) list can be found at 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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

| | |
|--------------------------------|-------------------------|
| Project File No. | <i>Same as previous</i> |
| Project Name: | |
| Project Location: | |
| Project Description: | |
| Project Applicant Information: | |

| Proposed Project Consists of, or includes: | YES | NO |
|---|--------------------------|-------------------------------------|
| Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.] | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)]. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

DETERMINATION: Circle appropriate determination.

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

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. 7746 and TENTATIVE PARCEL MAP NO. 36331 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Richard Dana - Engineer/Rep: GW Engineering - Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Rural Community: Estate Density Residential (RC:EDR) (2 Acre Min.) – Location: Northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way – 10.07 Gross Acres – Agricultural (A-1-10) - **REQUEST:** - The Change of Zone proposes to change the zoning on the site from A-1-10 to A-1-2, and the Tentative Parcel Map is a Schedule "H" subdivision of 10.07 gross acres into three (3) residential lots with a minimum of 3 gross acre per lot. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
November 16, 2011
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Adrienne Rossi, at 951-955-6925 or email arossi@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2011,

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

APN (s) or case numbers Pm 36331 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

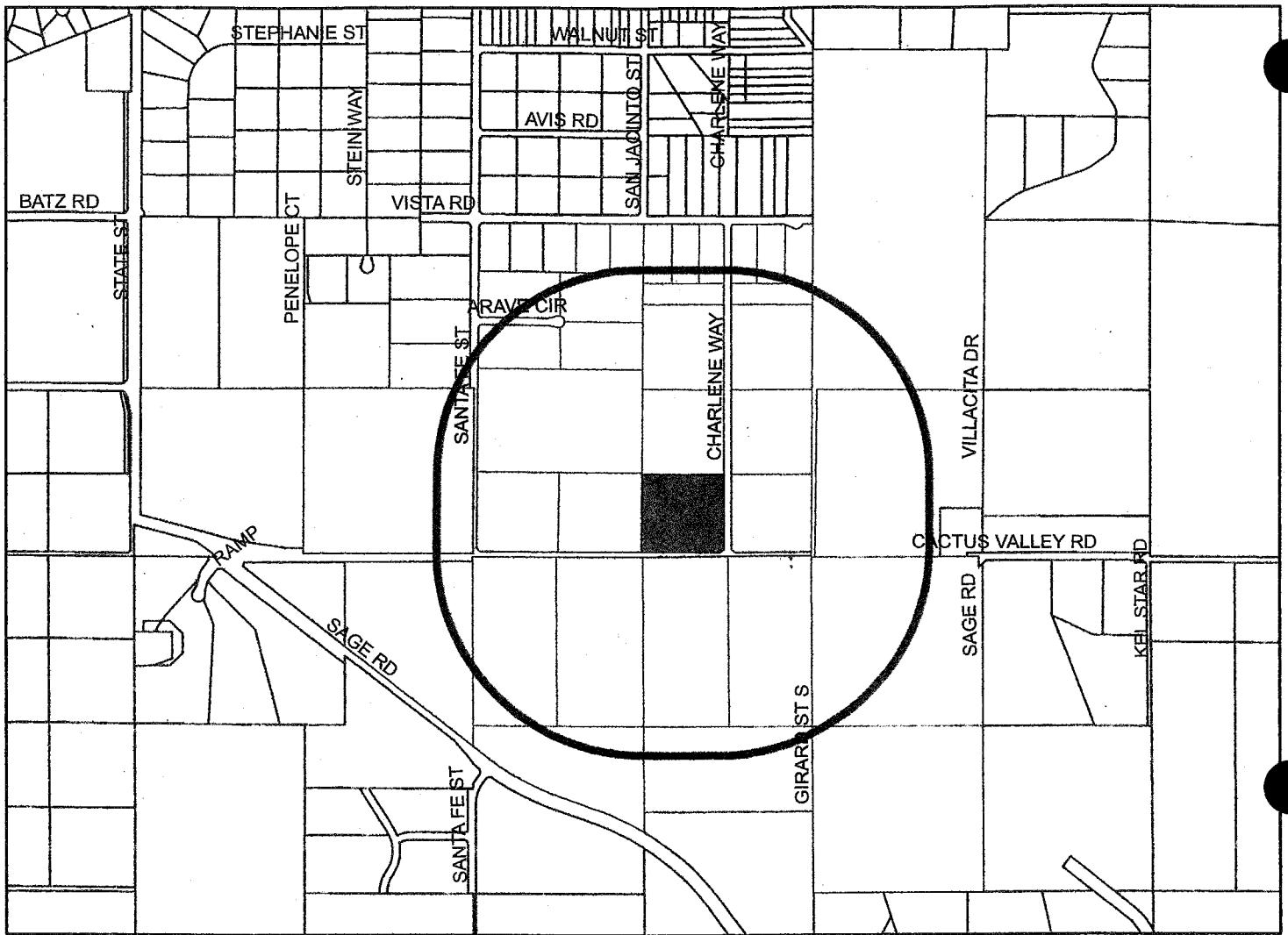
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

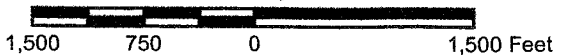
1 AR
Expires 1/25/20

1600 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 469-281-003 | 469-110-043 | 469-230-011 | 469-110-006 | 469-120-057 | 469-160-001 | 469-160-002 | 469-160-003 | 469-160-004 | 469-160-005 |
| 469-160-037 | 469-282-004 | 469-230-008 | 469-080-029 | 469-230-006 | 469-230-010 | 469-220-017 | 469-230-012 | 469-080-028 | 469-070-015 |
| 469-120-055 | 469-282-002 | 469-110-042 | 469-110-041 | 469-230-007 | 469-230-014 | 469-230-015 | 469-230-016 | 469-230-017 | 469-230-009 |
| 469-230-005 | 469-282-001 | 469-282-003 | 469-230-013 | 469-110-039 | 469-230-004 | | | | |



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: 469070015, APN: 469070015
GUSTAVO DELATORRE, ETAL
39880 CACTUS VALLEY RD
HEMET, CA. 92543

ASMT: 469110043, APN: 469110043
ANIL RASTOGI, ETAL
1275 E LATHAM STE A
HEMET CA 92543

ASMT: 469080028, APN: 469080028
KIMBERLY WUERTH, ETAL
40185 VISTA RD
HEMET, CA. 92543

ASMT: 469120055, APN: 469120055
RENA LEE, ETAL
853 E VALLEY BLV NO 208
SAN GABRIEL CA 91776

ASMT: 469080029, APN: 469080029
ELVA HINOJOSA
40245 VISTA RD
HEMET, CA. 92543

ASMT: 469120057, APN: 469120057
CALIFORNIA BUSINESS BANK
800 W 6TH ST STE 1000
LOS ANGELES CA 90017

ASMT: 469110006, APN: 469110006
CACTUS VALLEY
C/O ROBERT L SATTTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 469160037, APN: 469160037
DIAMOND VALLEY GOLF CLUB
31220 SAGE RD
HEMET CA 92543

ASMT: 469110039, APN: 469110039
JACLYN CENOZ, ETAL
37300 POURROY RD
WINCHESTER CA 92596

ASMT: 469220017, APN: 469220017
HEMET ASSOCIATES
21202 KROLL LN
HUNTINGTON BEACH CA 92646

ASMT: 469110041, APN: 469110041
KAREN ARAVE, ETAL
40210 CACTUS VALLEY RD
HEMET CA 92544

ASMT: 469230004, APN: 469230004
KELLY MUSGROVE, ETAL
30920 CHARLENE WAY
HEMET, CA. 92544

ASMT: 469110042, APN: 469110042
KAREN ARAVE, ETAL
40210 CACTUS VALLEY RD
HEMET, CA. 92544

ASMT: 469230005, APN: 469230005
RICHARD KAUTZER
30808 CHARLENE WAY
HEMET CA 92543

ASMT: 469230006, APN: 469230006
DEBORAH MORGAN, ETAL
P O BOX 3031
HEMET CA 92546

ASMT: 469230013, APN: 469230013
LORRAINE MORLAN, ETAL
30550 CHARLENE WAY
HEMET, CA. 92544

ASMT: 469230007, APN: 469230007
GLORIA DREIER, ETAL
30555 CHARLENE WAY
HEMET CA 92543

ASMT: 469230017, APN: 469230017
RAYMOND FRANKEL
1115 MORAGA DR
LOS ANGELES CA 90049

ASMT: 469230008, APN: 469230008
MAY DENG, ETAL
3962 ASPEN ST
IRVINE CA 92714

ASMT: 469281003, APN: 469281003
MAUREEN FERNANDES, ETAL
30745 SANTA FE ST
HEMET, CA. 92543

ASMT: 469230009, APN: 469230009
SHARYN DANA, ETAL
1424 MATTERHORN DR
RIVERSIDE CA 92506

ASMT: 469282001, APN: 469282001
KIMBERLY NUGENT, ETAL
40125 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230010, APN: 469230010
MARK HOOGESTRAAT, ETAL
643 S SANTA FE
VISTA CA 92083

ASMT: 469282002, APN: 469282002
VICTORIA BREMNER, ETAL
40245 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230011, APN: 469230011
BEVERLY NUTT
16355 ROCKY GLEN
GAVILAN HILLS CA 92570

ASMT: 469282003, APN: 469282003
DIANNE HIDALGO, ETAL
40240 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230012, APN: 469230012
DENISE DEPASSE, ETAL
40485 VISTA
HEMET CA 92543

ASMT: 469282004, APN: 469282004
DONALD CASSADAY
40120 ARAVE CIR
HEMET, CA. 92543

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

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

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

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

Dana Richard
Cultu40310 Cactus Valley Rd
Pechar Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543

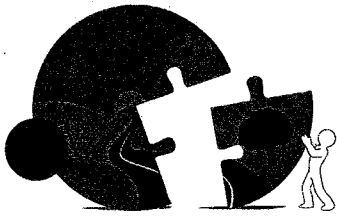
Dana Richard
Hem 40310 Cactus Valley Rd
Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543

Dana Richard
Cultu40310 Cactus Valley Rd
Pechar Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA 42383 Change of Zone No. 7746, Tentative Parcel Map No. 36331

Project Title/Case Numbers

Adrienne Rossi, Project Planner
County Contact Person

(951) 955-6925
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Richard Dana
Project Applicant

40310 Cactus Valley Road, Hemet CA 92544
Address

The project is located northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way.
Project Location

The Change of Zone proposes to change the existing zoning from A-1-10 (Light Agricultural 10-acre minimum) to A-1-2 (Light Agricultural 2-acre minimum). The Tentative Parcel Map is a Schedule "H" subdivision of 10.07 acres into three (3) residential parcels with a minimum of 3 gross acres per parcel.
Project Description

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

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

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

Signature

Title

Date

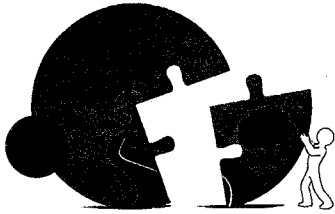
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM36331\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42383 ZCFG5745 .

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42383 CZ7746 PM36331

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

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

COMPLETED/REVIEWED BY:

By: Adrienne Rossi Title: Project Planner Date: 9/28/11

Applicant/Project Sponsor: Richard Dana Date Submitted: September 23, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Adrienne Rossi at 951-955-6925.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PM36331\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42383 ZCFG5745

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1106819

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DANA RICHARD \$2,044.00
paid by: CK 6559
paid towards: CFG05745 CALIF FISH & GAME: DOC FEE
FOR EA42383
at parcel #: 30907 CHARLENE WY HEM
appl type: CFG3

By _____ Jul 11, 2011 16:56
MGARDNER posting date Jul 11, 2011

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1010687

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: DANA RICHARD \$64.00
paid by: CK 6469
FOR EA42383
paid towards: CFG05745 CALIF FISH & GAME: DOC FEE
at parcel: 30907 CHARLENE WY HEM
appl type: CFG3

By _____ Sep 23, 2010 14:11
MGARDNER posting date Sep 23, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1111398

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: DANA RICHARD \$57.50
paid by: CK 6602
paid towards: CFG05745 CALIF FISH & GAME: DOC FEE
FOR EA42383
at parcel #: 30907 CHARLENE WY HEM
appl type: CFG3

By _____ Dec 14, 2011 09:29
ELPEREZ posting date Dec 14, 2011

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$57.50 |

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

Additional info at www.rctlma.org





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

December 27, 2011

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7746 and TPM 36331

To Whom It May Concern:

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

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD



Gil, Cecilia

From: PE Legals <legals@pe.com>
Sent: Tuesday, December 27, 2011 8:22 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7746 TPM 36331

Received for publication on Dec. 30

PLEASE NOTE: The Press-Enterprise offices will be closed on Monday, December 26th in observance of Christmas Holiday and on Monday, January 2nd in observance of the New Year Holiday. Below are our Holiday Deadlines.

| Christmas & New Year Holiday Deadlines | |
|--|---|
| Publication Date | Deadline to Press-Enterprise |
| Dec. 24 thru Dec. 27 | Thurs., Dec. 22 nd at 10:30 AM |
| Dec. 28 | Fri., Dec. 23 rd at 10:30 AM |
| Dec. 29 | Tues., Dec. 27 th at 10:30 AM |
| Dec. 30 | Wed., Dec. 28 th at 10:30 AM |
| Dec. 31 thru Jan. 3 | Thurs., Dec. 29 th at 10:30 AM |
| Jan. 4 | Fri., Dec. 30 th at 10:30 AM |
| Jan. 5 | Tues., Jan. 3 rd at 10:30 AM |

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, December 27, 2011 8:02 AM
To: PE Legals
Subject: FOR PUBLICATION: ZC 7746 TPM 36331

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Dec. 30, 2011. Please confirm. THANK YOU!

Cecilia Gil

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

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





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

December 27, 2011

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: legals@californian.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: ZC 7746 and TPM 36331

To Whom It May Concern:

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

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD



Gil, Cecilia

From: Tammi Swenson <TSwenson@californian.com>
Sent: Tuesday, December 27, 2011 9:07 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ZC 7746 TPM 36331

Received...

**LEGAL ADVERTISING HOLIDAY DEADLINES
CHRISTMAS / NEW YEAR 2011**

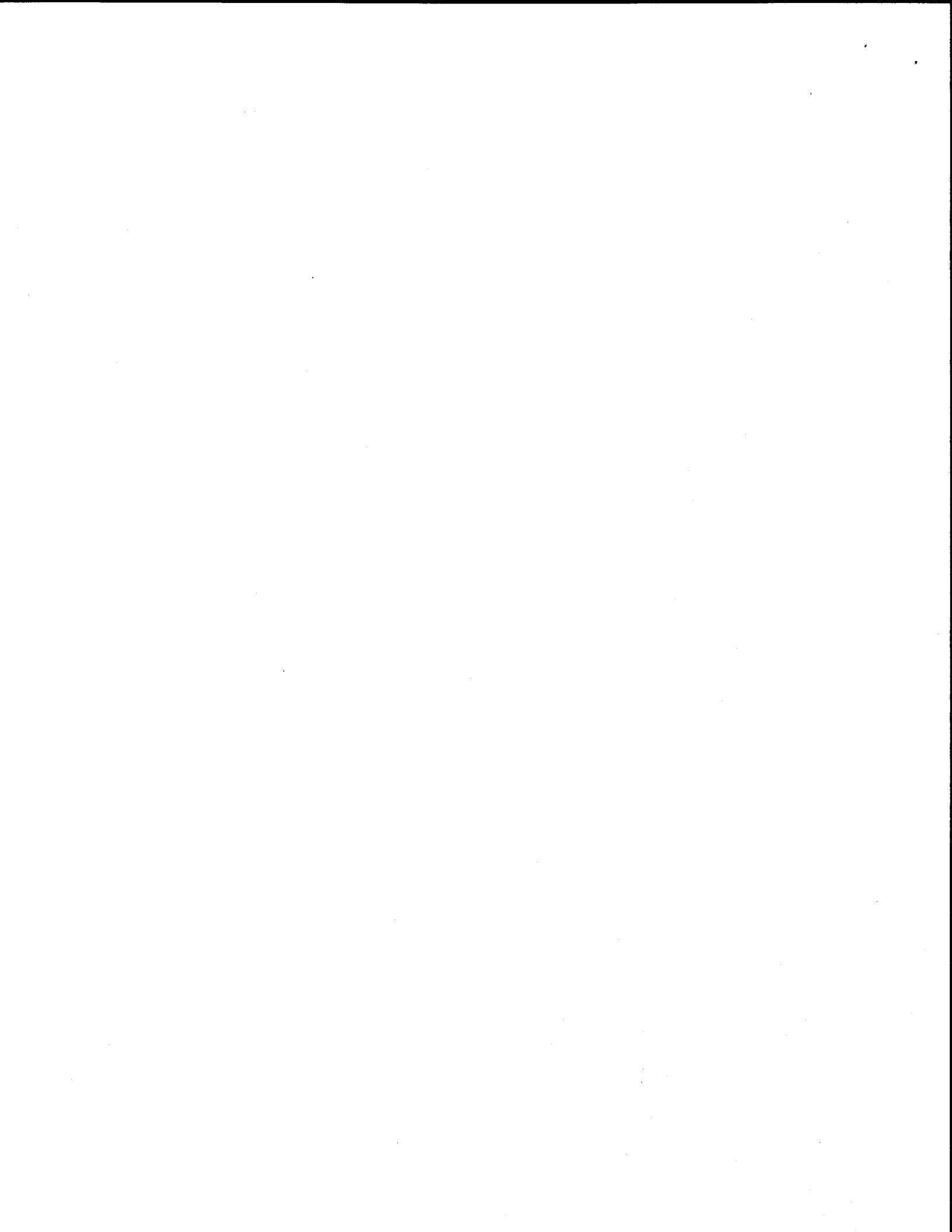
| <u>PUB DATE</u> | <u>DEADLINE</u> |
|------------------------|-----------------------------|
| <i>Friday 12/23</i> | <i>Tuesday 12/20 10am</i> |
| <i>Saturday 12/24</i> | <i>Tuesday 12/20 2pm</i> |
| <i>Sunday 12/25</i> | <i>Wednesday 12/21 11am</i> |
| <i>Monday 12/26</i> | <i>Wednesday 12/21 2pm</i> |
| <i>Tuesday 12/27</i> | <i>Wednesday 12/21 5pm</i> |
| <i>Wednesday 12/28</i> | <i>Thursday 12/22 2pm</i> |
| <i>Thursday 12/29</i> | <i>Friday 12/23 10am</i> |
| | |
| Friday 12/30 | Tuesday 12/27 10am |
| Saturday 12/31 | Tuesday 12/27 2pm |
| Sunday 1/01 | Wednesday 12/28 11am |
| Monday 1/02 | Wednesday 12/28 2pm |
| Tuesday 1/03 | Wednesday 12/28 5pm |
| Wednesday 1/04 | Thursday 12/29 2pm |
| Thursday 1/05 | Friday 12/30 10am |

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



From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Posted At: Tuesday, December 27, 2011 8:03 AM
Posted To: Legals - Californian
Conversation: FOR PUBLICATION: ZC 7746 TPM 36331
Subject: FOR PUBLICATION: ZC 7746 TPM 36331

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Dec. 30, 2011. Please confirm.
THANK YOU!



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE HEMET/SAN JACINTO ZONING DISTRICT – SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 10, 2012 at 1:30 P.M.** to consider the application submitted by Richard Dana – GW Engineering, on **Change of Zone No. 7746**, which proposes to change the zone from A-1-10 to A-1-2, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36331, Schedule H**, which proposes to subdivide 10.07 gross acres into three (3) residential parcels at a minimum of 3 acres per parcel (“the project”). The project is located northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way in the Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42383**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@rctlma.org.

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 27, 2011

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant



CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 27, 2011, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

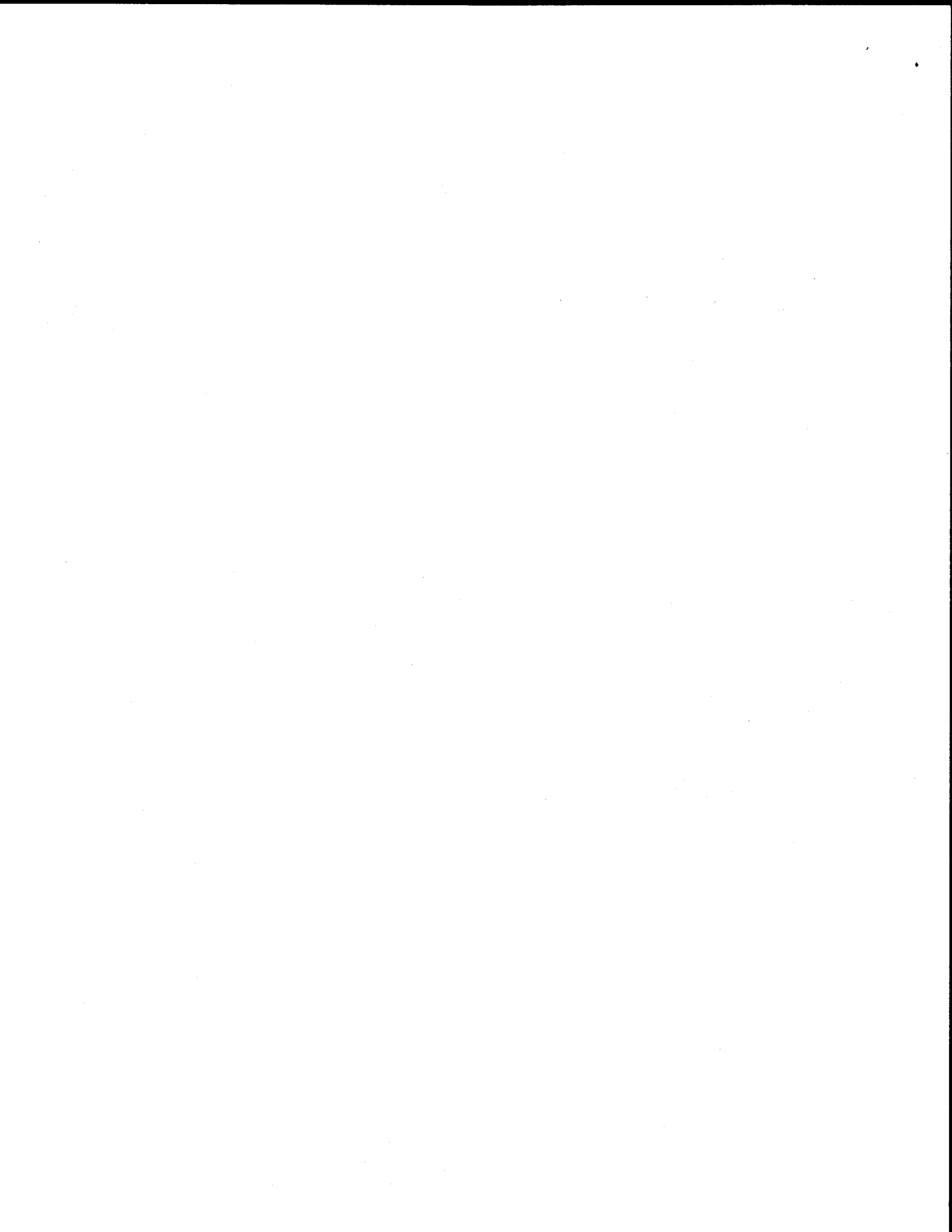
NOTICE OF PUBLIC HEARING

ZC 7746 and TPM 36331

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: January 10, 2012 @ 1:30 PM

SIGNATURE: Mcgil DATE: December 27, 2011
Cecilia Gil



Gil, Cecilia

From: Anderson, Rosemarie <randerso@asrclkrec.com>
Sent: Tuesday, December 27, 2011 4:30 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: ZC 7746 TPM 36331

Received and filed. Thank you.

Rosemarie M. Anderson

Supervising ACR Technician
Assessor-Clerk-Recorder
Public Service

randerso@asrclkrec.com

951-486-7054 desk

951-486-7020 fax

From: Gil, Cecilia
Sent: Tuesday, December 27, 2011 12:16 PM
To: Anderson, Rosemarie
Subject: FW: FOR POSTING: ZC 7746 TPM 36331

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 December 27, 2011, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

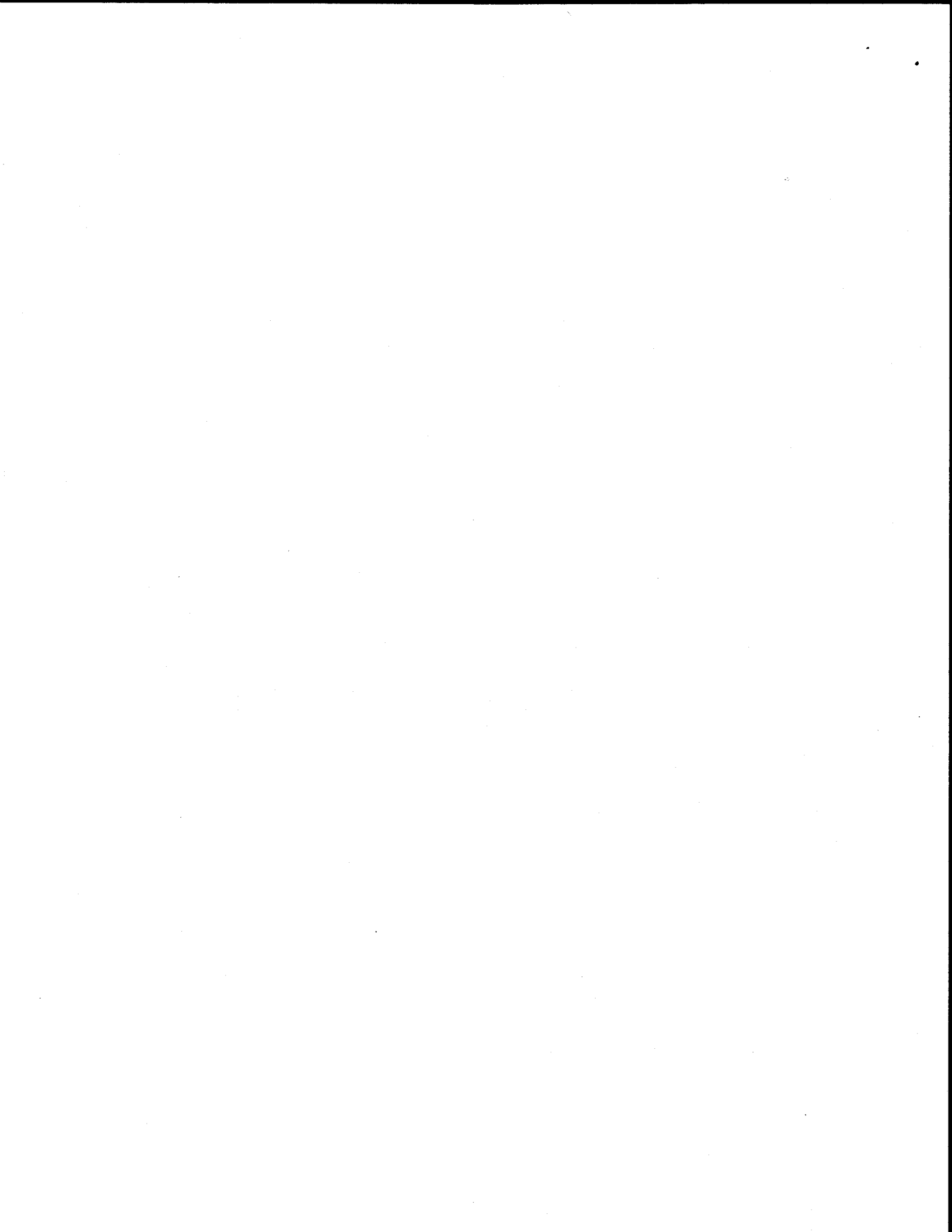
ZC 7746 and TPM 36331

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: January 10, 2012 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: December 27, 2011



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2011,

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

APN (s) or case numbers Pm 36331 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

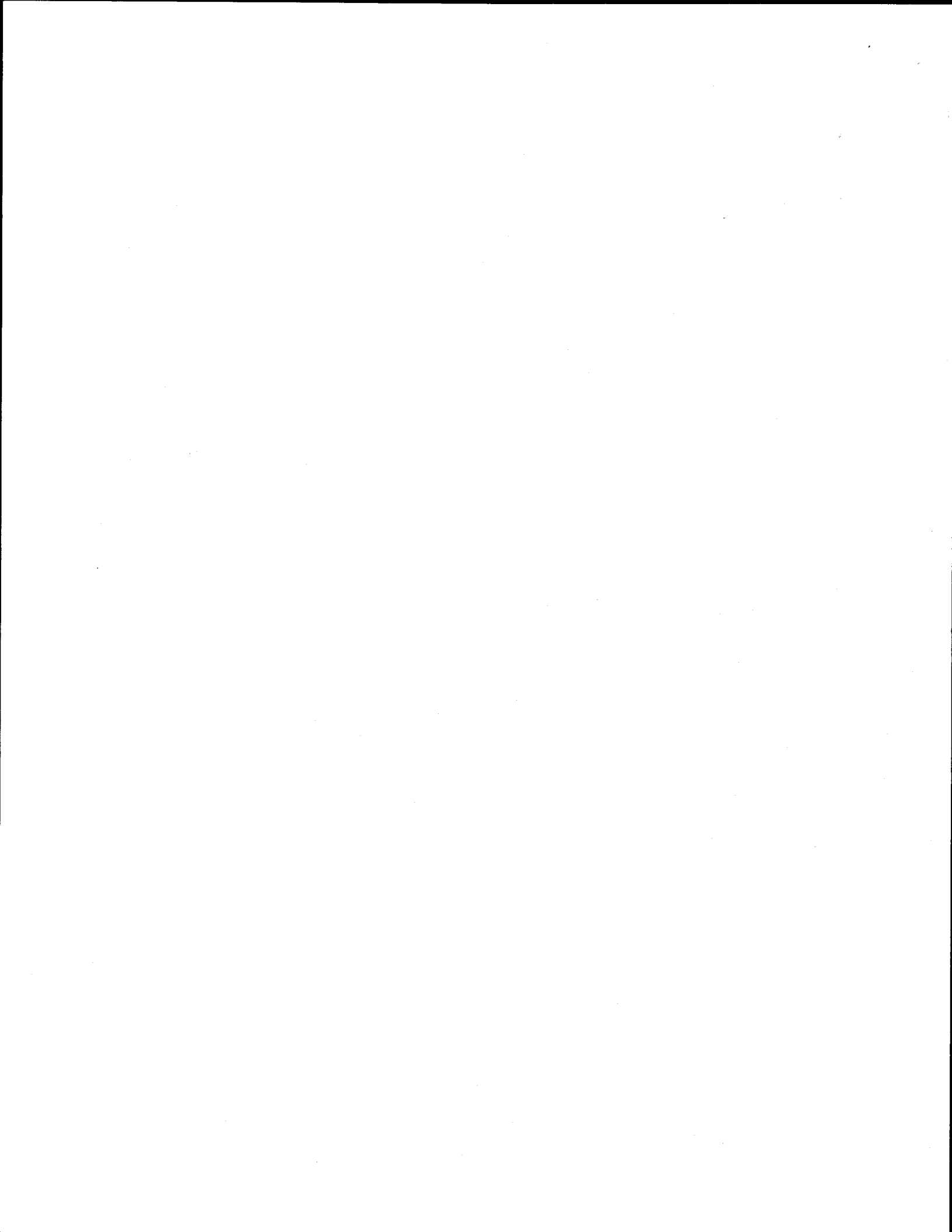
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

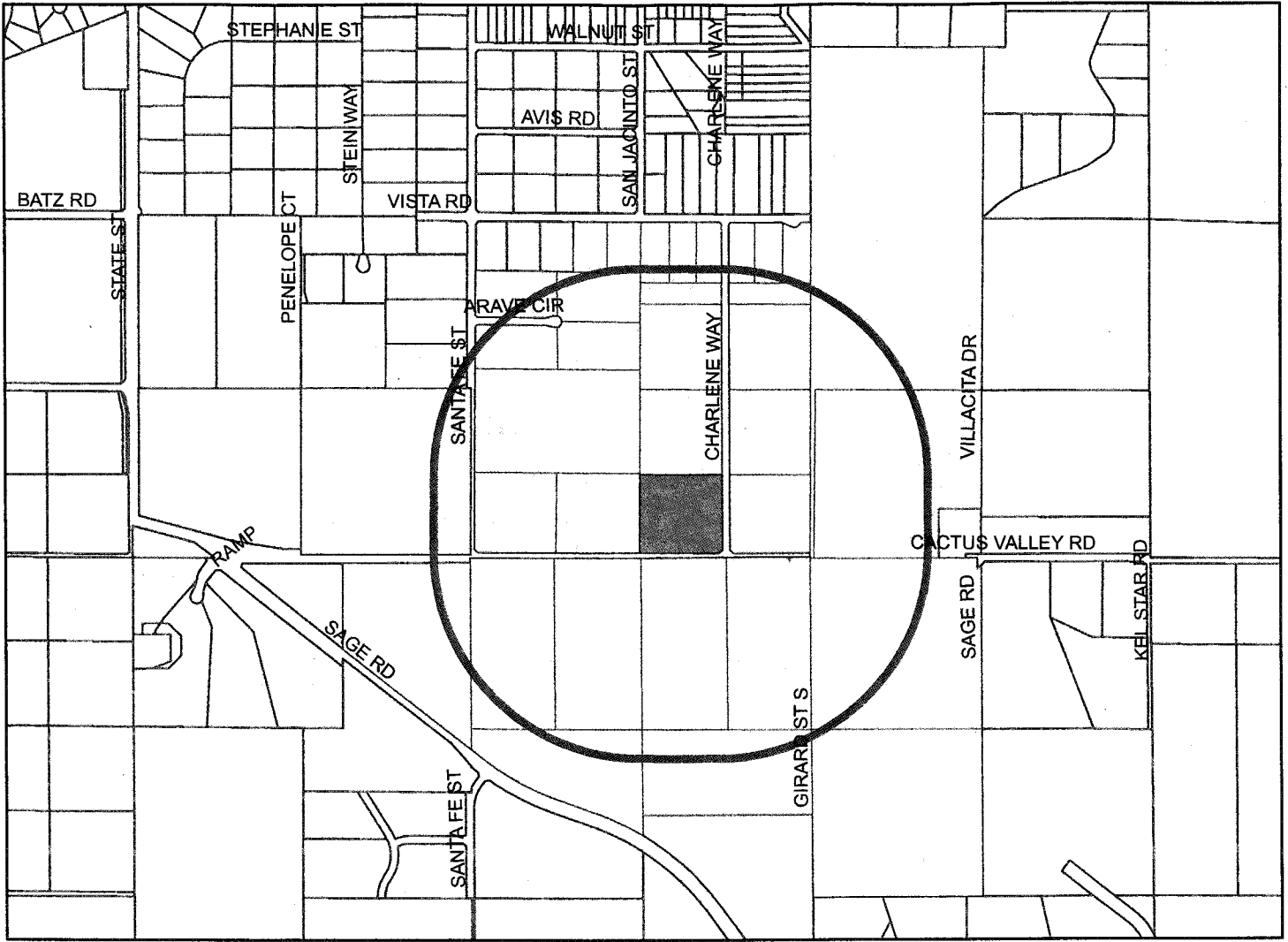
Riverside, Ca. 92502

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

✓ AR
Expires 7/25/2011

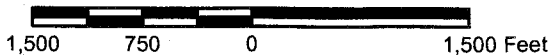


1600 feet buffer

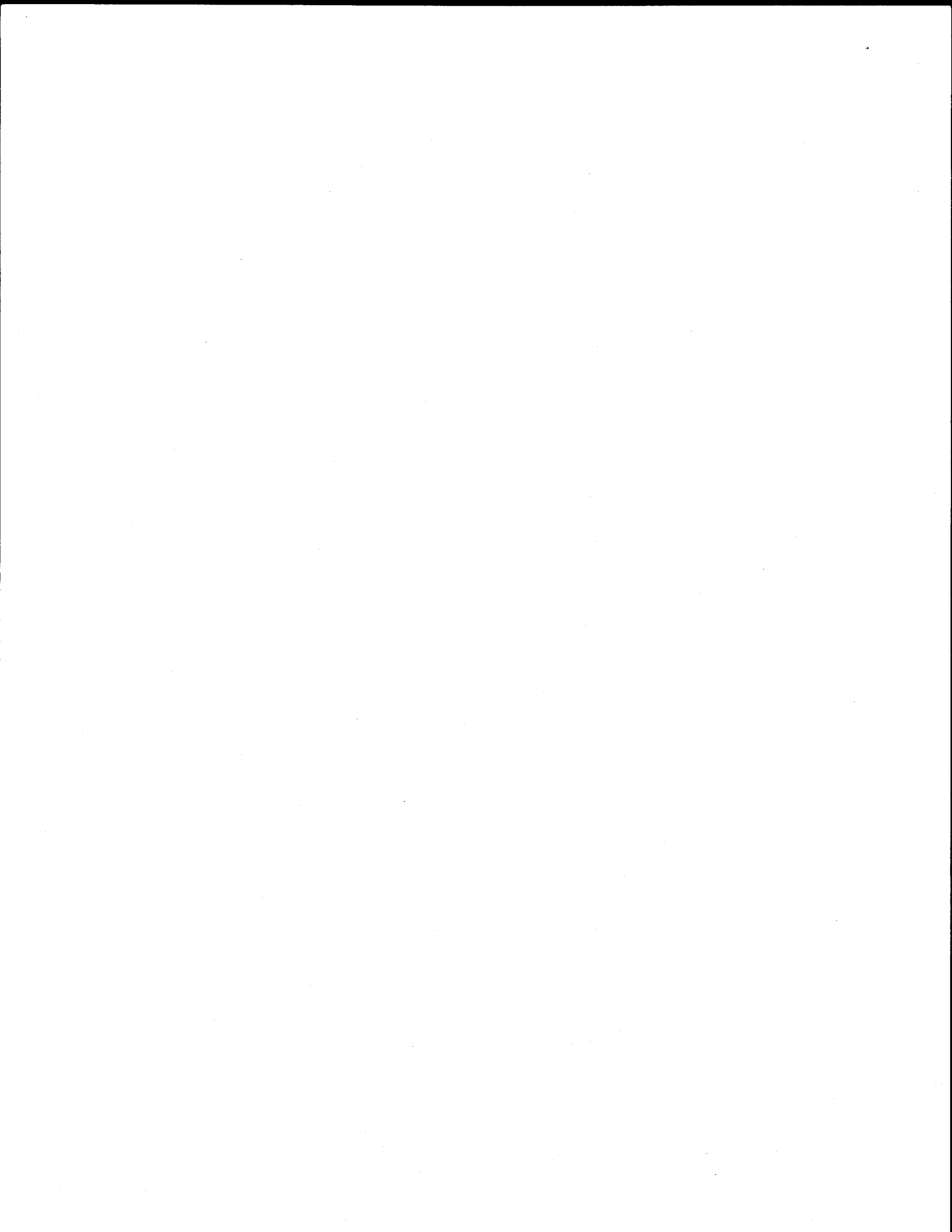


Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 469-281-003 | 469-110-043 | 469-230-011 | 469-110-006 | 469-120-057 | 469-160-001 | 469-160-002 | 469-160-003 | 469-160-004 | 469-160-005 |
| 469-160-037 | 469-282-004 | 469-230-008 | 469-080-029 | 469-230-006 | 469-230-010 | 469-220-017 | 469-230-012 | 469-080-028 | 469-070-015 |
| 469-120-055 | 469-282-002 | 469-110-042 | 469-110-041 | 469-230-007 | 469-230-014 | 469-230-015 | 469-230-016 | 469-230-017 | 469-230-009 |
| 469-230-005 | 469-282-001 | 469-282-003 | 469-230-013 | 469-110-039 | 469-230-004 | | | | |



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: 469070015, APN: 469070015
GUSTAVO DELATORRE, ETAL
39880 CACTUS VALLEY RD
HEMET, CA. 92543

ASMT: 469110043, APN: 469110043
ANIL RASTOGI, ETAL
1275 E LATHAM STE A
HEMET CA 92543

ASMT: 469080028, APN: 469080028
KIMBERLY WUERTH, ETAL
40185 VISTA RD
HEMET, CA. 92543

ASMT: 469120055, APN: 469120055
RENA LEE, ETAL
853 E VALLEY BLV NO 208
SAN GABRIEL CA 91776

ASMT: 469080029, APN: 469080029
ELVA HINOJOSA
40245 VISTA RD
HEMET, CA. 92543

ASMT: 469120057, APN: 469120057
CALIFORNIA BUSINESS BANK
800 W 6TH ST STE 1000
LOS ANGELES CA 90017

ASMT: 469110006, APN: 469110006
CACTUS VALLEY
C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 469160037, APN: 469160037
DIAMOND VALLEY GOLF CLUB
31220 SAGE RD
HEMET CA 92543

ASMT: 469110039, APN: 469110039
JACLYN CENOZ, ETAL
37300 POURROY RD
WINCHESTER CA 92596

ASMT: 469220017, APN: 469220017
HEMET ASSOCIATES
21202 KROLL LN
HUNTINGTON BEACH CA 92646

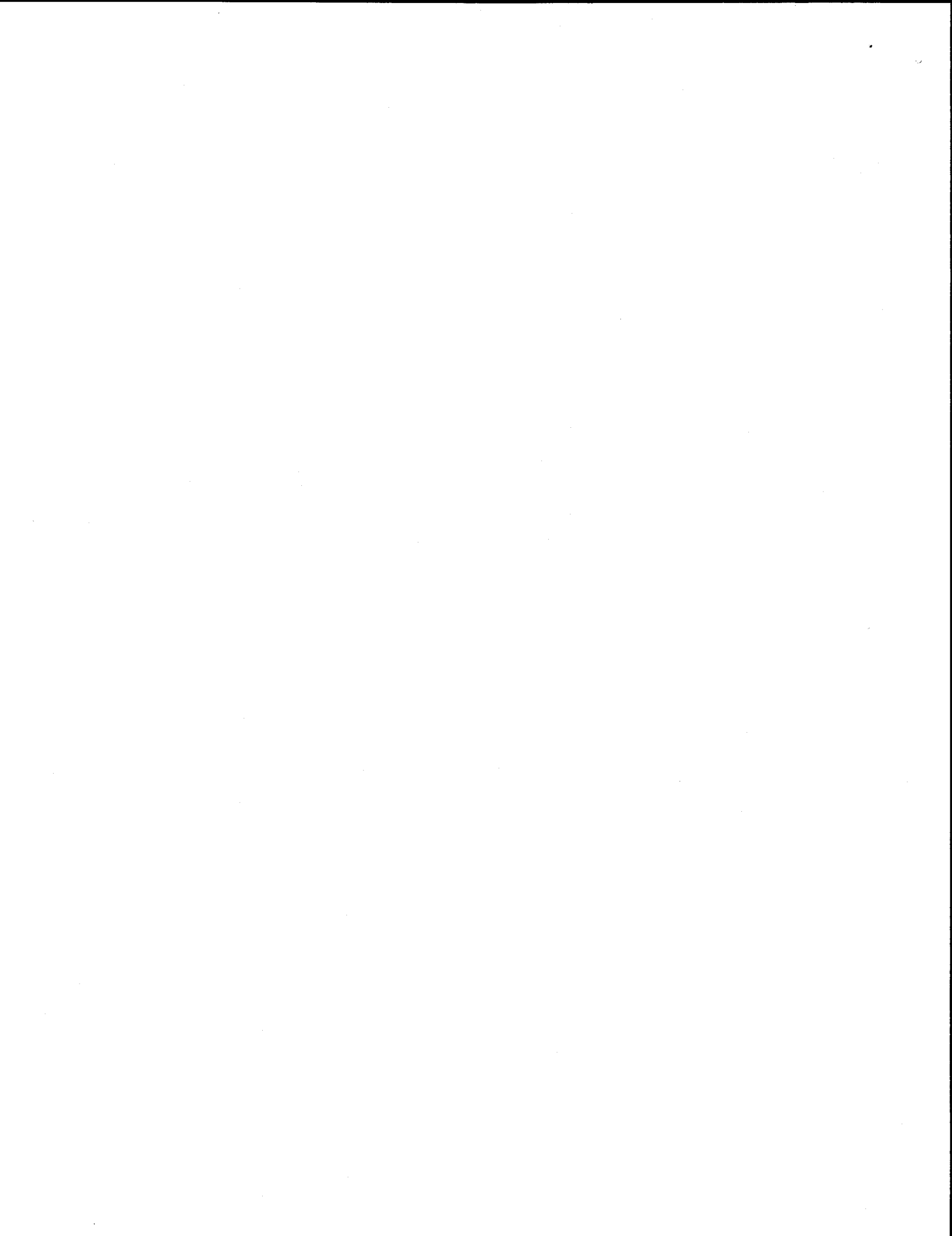
ASMT: 469110041, APN: 469110041
KAREN ARAVE, ETAL
40210 CACTUS VALLEY RD
HEMET CA 92544

ASMT: 469230004, APN: 469230004
KELLY MUSGROVE, ETAL
30920 CHARLENE WAY
HEMET, CA. 92544

ASMT: 469110042, APN: 469110042
KAREN ARAVE, ETAL
40210 CACTUS VALLEY RD
HEMET, CA. 92544

ASMT: 469230005, APN: 469230005
RICHARD KAUTZER
30808 CHARLENE WAY
HEMET CA 92543

7C7746 et TPM 36331



ASMT: 469230006, APN: 469230006
DEBORAH MORGAN, ETAL
P O BOX 3031
HEMET CA 92546

ASMT: 469230013, APN: 469230013
LORRAINE MORLAN, ETAL
30550 CHARLENE WAY
HEMET, CA. 92544

ASMT: 469230007, APN: 469230007
GLORIA DREIER, ETAL
30555 CHARLENE WAY
HEMET CA 92543

ASMT: 469230017, APN: 469230017
RAYMOND FRANKEL
1115 MORAGA DR
LOS ANGELES CA 90049

ASMT: 469230008, APN: 469230008
MAY DENG, ETAL
3962 ASPEN ST
IRVINE CA 92714

ASMT: 469281003, APN: 469281003
MAUREEN FERNANDES, ETAL
30745 SANTA FE ST
HEMET, CA. 92543

ASMT: 469230009, APN: 469230009
SHARYN DANA, ETAL
1424 MATTERHORN DR
RIVERSIDE CA 92506

ASMT: 469282001, APN: 469282001
KIMBERLY NUGENT, ETAL
40125 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230010, APN: 469230010
MARK HOOGESTRAAT, ETAL
643 S SANTA FE
VISTA CA 92083

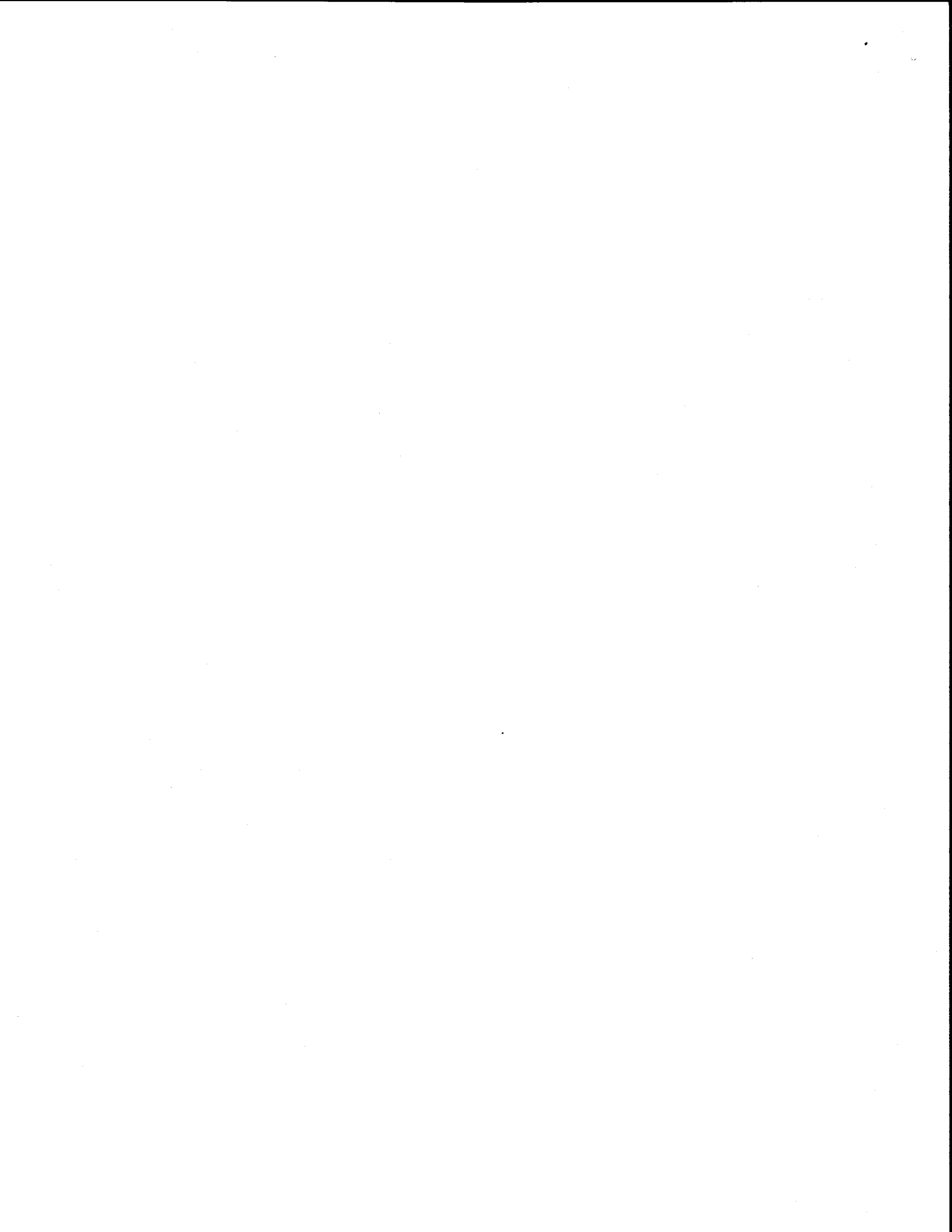
ASMT: 469282002, APN: 469282002
VICTORIA BREMNER, ETAL
40245 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230011, APN: 469230011
BEVERLY NUTT
16355 ROCKY GLEN
GAVILAN HILLS CA 92570

ASMT: 469282003, APN: 469282003
DIANNE HIDALGO, ETAL
40240 ARAVE CIR
HEMET, CA. 92543

ASMT: 469230012, APN: 469230012
DENISE DEPASSE, ETAL
40485 VISTA
HEMET CA 92543

ASMT: 469282004, APN: 469282004
DONALD CASSADAY
40120 ARAVE CIR
HEMET, CA. 92543



~~Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593~~

~~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~~

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

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

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

Dana Richard
40310 Cactus Valley Rd
Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543

Dana Richard
40310 Cactus Valley Rd
Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543

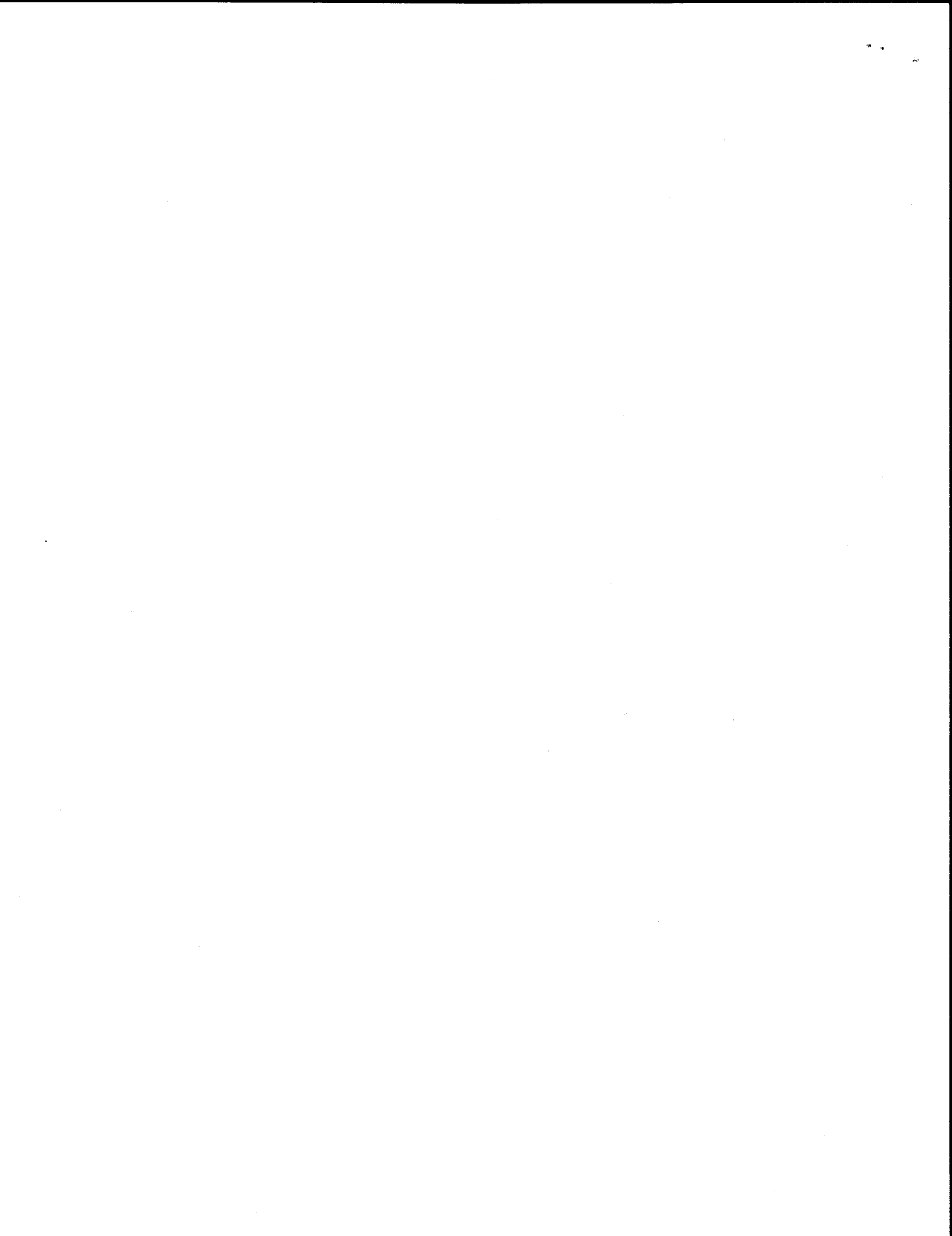
Dana Richard
40310 Cactus Valley Rd
Hemet, CA 92544

GW Engineering- Frank Gorman
800 E Florida Ave Ste 201
Hemet, CA 92543

Cultural Res. Comm.
Pechanga Band Luiseno
P.O. Box 2183
TEMECULA, CA 92593

EIC- Dept of Anthropol.
1334 Watkins Hall
UCR
Riverside CA 92521

EMWD- Elizabeth Lovsted
2270 Trumble Rd
P.O. Box 8300
Perris, CA 92570



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CALL (951) 368-9710
EMAIL billingin@pe.com



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|------|------------------|--------------------------------------|--------------|------|--------------|-----------|------|--------------|------------|----|
| DATE | REFERENCE NUMBER | DESCRIPTION - OTHER COMMENTS/CHARGES | PRODUCT/ZONE | SIZE | BILLED UNITS | TIMES RUN | RATE | GROSS AMOUNT | NET AMOUNT | |

| | | | | | | | | | |
|------------|--------------------|--|------------------|-----------|-----|---|------|--------|--------|
| 12/30/2011 | I00702571-12302011 | PO# ZC 7746 TPM 36331, NOTICE OF F Order Placed by: Cecilia Gil | Press-Enterprise | 2 x 95 LI | 190 | 1 | 1.29 | 245.70 | 245.70 |
|------------|--------------------|--|------------------|-----------|-----|---|------|--------|--------|

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2012 JAN -9 PM 12: 24

*Planning
16.1 of 01/10/12
ZC 7746
1 hr*

Legal Advertising Invoice

| |
|----------------|
| BALANCE |
| \$245.70 |

| SALES CONTACT INFORMATION | | ADVERTISER INFORMATION | | | |
|--------------------------------|-------------------------|------------------------|--------------------------|------------------------|---|
| 25 | 1 | 6 | 7 | 2 | 7 |
| DATE | BILLING PERIOD | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | ADVERTISER/CLIENT NAME | |
| Maria Tinajero 951-368-9225 | 12/30/2011 - 12/30/2011 | 100141323 | 100141323 | BOARD OF SUPERVISORS | |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

| ADVERTISER/CLIENT NAME | | | |
|-------------------------|-----------------------|--------------------------|---|
| BOARD OF SUPERVISORS | | | |
| 1 | 6 | 7 | 7 |
| BILLING PERIOD | BILLED ACCOUNT NUMBER | ADVERTISER/CLIENT NUMBER | |
| 12/30/2011 - 12/30/2011 | 100141323 | 100141323 | |
| 23 | 24 | 3 | 3 |
| BALANCE | INVOICE NUMBER | TERMS OF PAYMENT | |
| \$245.70 | I00702571-12302011 | DUE UPON RECEIPT | |



Legal Advertising Invoice

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209



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

| | |
|-----------------|-----------------|
| AD NUMBER | PAGE NO. |
| 2306733 | 1 of 1 |
| BILL DATE | SALESPERSON |
| 12/30/11 | 06 |
| START DATE | STOP DATE |
| 12/30/11 | 12/30/11 |

| AD NUMBER | AD DESCRIPTION | CLASS | LINES |
|-----------|------------------------------------|-------------------------|---------|
| 2306733 | NOTICE OF PUBLIC HEARING NOTICE OF | 16000 LEGAL ADVERTISING | 116 * 2 |

| Publication | Insertions | Rate | Net Amount | Gross Amount |
|------------------------------|------------|-------|------------|-----------------|
| 9 THE CALIFORNIAN | 1 | L1 | \$0.00 | |
| 23 INTERNET | 1 | L1 | \$0.00 | |
| 25 INTERNET MOBILE MARKETING | 1 | L1 | \$0.00 | |
| TOTAL AD CHARGE | | | \$161.88 | |
| 9 LEGAL AFFIDAVIT | | PROOF | \$10.00 | |
| PAY THIS AMOUNT | | | \$171.88 | \$172.38* |
| | | | | *AFTER 01/29/12 |

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CLERK/BOARD OF SUPERVISORS
2012 JAN -9 PM 12:23

*Planning
16.1 of 01/10/12
20746*

Purchase Order CZ 7746

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

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PO BOX 540
WATERLOO IA 50704-0540

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

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

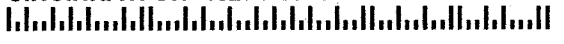
Legal

| | |
|---------------------------|----------|
| Ad Number | 2306733 |
| Billing Date | 12/30/11 |
| Amount Due \$ | 171.88 |
| Amount Enclosed \$ | |



000031
RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147

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



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PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

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



An Edition of the North County Times

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

December 30 2011

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

Dated at TEMECULA, CALIFORNIA, this

30th day of December, 2011

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A TENTATIVE PARCEL MAP IN THE HEMET/SAN JACINTO ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 10, 2012 at 1:30 P.M.** to consider the application submitted by Richard Dana - GW Engineering, on **Change of Zone No. 7746**, which proposes to change the zone from A-1-10 to A-1-2, or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 36331, Schedule H**, which proposes to subdivide 10.07 gross acres into three (3) residential parcels at a minimum of 3 acres per parcel ("the project"). The project is located northerly of Cactus Valley Road, southerly of Vista Road, easterly of State Street and westerly of Charlene Way in the Hemet/San Jacinto Zoning District, San Jacinto Valley Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42383**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ADRIENNE ROSSI, PROJECT PLANNER, AT (951) 955-6925 OR EMAIL arossi@rcplma.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: December 27, 2011
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: 12/30/2011



**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Frank Gorman
owner's Representative

Address: 800 E. Florida Ave. Ste 201
(only if follow-up mail response requested)

City: Hemet **Zip:** 92543

Phone #: (951) 766-8777

Date: 1-10-12 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.