

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

603B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 23, 2013

SUBJECT: TENTATIVE PARCEL MAP NO. 36252 - Applicant: Bill Lattin - Fifth/Fifth Supervisorial District - Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, westerly of Sunnyslope Avenue - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - REQUEST: Proposes a schedule "H" subdivision of 2.4 gross acres into two residential parcels of 1 and 1.4 gross acres.

RECOMMENDED MOTION:

CONSIDERATION of a MITIGATED NEGATIVE DECLARATION NO. 42204 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,

APPROVE TENTATIVE PARCEL MAP NO. 36252, subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report;

BACKGROUND: The project was tentatively approved by the Hearing Officer at the Director's Hearing meeting on April 22, 2013. No public comments have been received regarding this project.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:pr

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 21, 2013
xc: Planning, Applicant, Recorder

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

Prev. Agn. Ref.

District: 5/5

Agenda Number:

1-2

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy

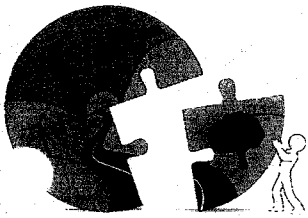
Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

5/20/13
Date

klb
Initial

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Tentative Parcel Map No. 36252

Project Title/Case Numbers

Paul Rull, Project Manager
County Contact Person

951-955-0972
Phone Number

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

Bill Lattin
Project Applicant 10669 Jonathan Avenue, Cherry Valley, CA 92223
Address

Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue
Project Location

A schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 22, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

5/21/13
Date

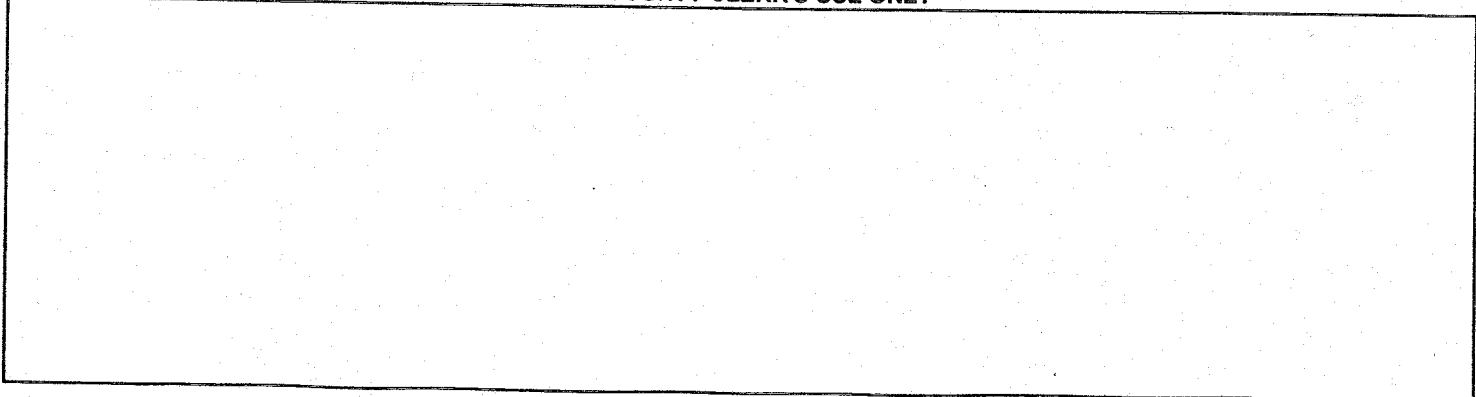
Date Received for Filing and Posting at OPR: _____

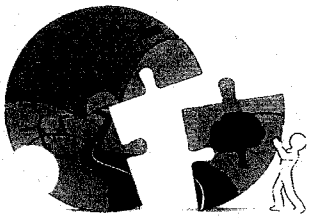
JM/dm
Revised 3/06/2013
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42204 ZCFG5557

MAY 21 2013 1-2

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 36252

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: Paul Rull Title: Project Planner Date: March 5, 2013

Applicant/Project Sponsor: Bill Lattin Date Submitted: September 3, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: *[Signature]* Date: 5/21/13

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

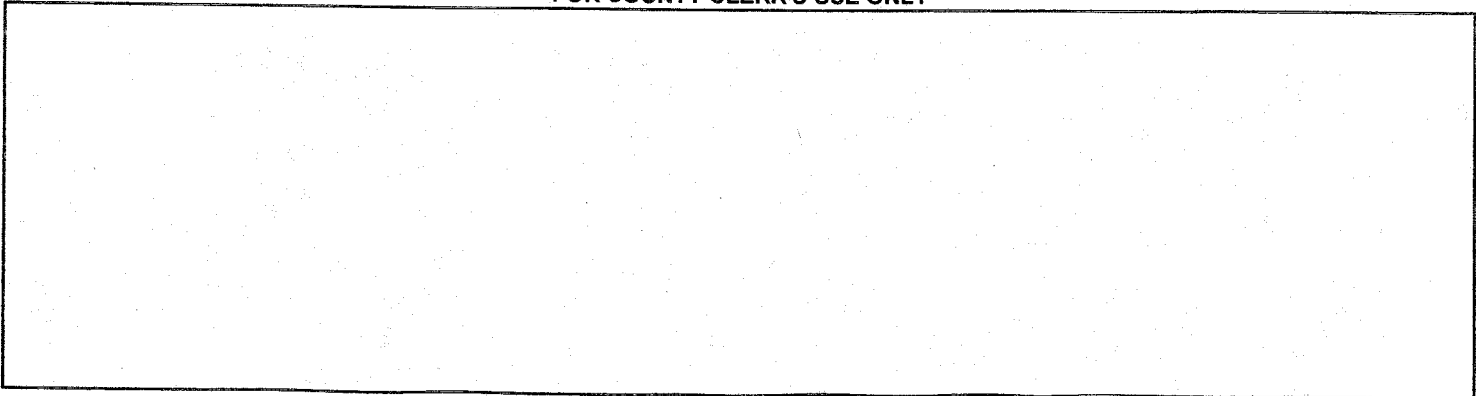
For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

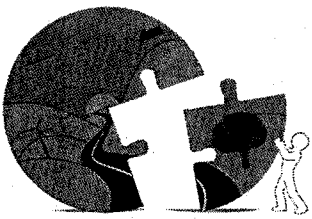
Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42204 ZCFG5557

MAY 21 2013 1-2

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

603B

DATE: April 23, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Parcel Map No. 36252

(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:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 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:
(5th Dist) Press Enterprise

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5557)

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

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**DIRECTOR'S HEARING
REPORT OF ACTIONS
APRIL 22, 2013**

2.6 Staff report recommended.
**ADOPT A MITIGATED NEGATIVE
DECLARATION; APPROVAL OF
PARCEL MAP SUBJECT TO
ADDED CONDITIONS**

Staff recommended at hearing:
**ADOPT A MITIGATED NEGATIVE
DECLARATION; APPROVAL OF
PARCEL MAP SUBJECT TO ADDED
CONDITIONS**

Planning Director's Action:
**ADOPTED MITIGATED NEGATIVE
DECLARATION; APPROVED
PARCEL MAP SUBJECT TO ADDED
CONDITIONS**

TENTATIVE PARCEL MAP NO. 36252 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bill Lattin – Fifth/Fifth Supervisorial District – Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue – **REQUEST:** Proposes a schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

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Agenda Item No.:
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisorial District: Fifth
Project Planner: Paul Rull
Directors Hearing: April 22, 2013

PARCEL MAP NO. 36252
E.A. NO. 42204
Applicant: Bill Lattin
Engineer/Representative: Kal Farah

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36252 proposes a schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres.

The project site is located northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue, and westerly of Sunnyslope Avenue.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to the north and east, City of Beaumont to the south and west |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural (R-A-1)(1 Acre Minimum) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural (R-A-1)(1 Acre Minimum) to the north and east, City of Beaumont to the south and west |
| 5. Existing Land Use (Ex. #1): | Single Family Residence |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residences to the north and east, City of Beaumont to the south and west |
| 7. Project Data: | Total Acreage: 2.41 Total Proposed Lots: 2 Proposed Min. Lot Size: 1.0 Gross acre Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42204**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36252**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) on The Pass Area Plan.
2. The proposed use, residential parcels with a minimum of 1 acre, is permitted use in the Community Development: Very Low Density Residential (CD: VLDR (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to the north and east, and the City of Beaumont to the south and west.
4. The zoning for the subject site is Residential Agricultural (R-A-1) (1 Acre Minimum).
5. The proposed use, a Schedule H Parcel Map, is consistent with the development standards set forth in the Residential Agricultural (R-A-1) (1 Acre Minimum) zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural (1 Acre Minimum) (R-A-1) to the north and east (with City of Beaumont to the south and west).
7. The proposed subdivision of 2.4 gross acres into two (2) residential parcels with a minimum parcel size of one (1) acre is consistent with the Residential Agricultural (1 Acre Minimum) (R-A-1).
8. The project site is surrounded by properties which are zoned Residential Agricultural (1 Acre Minimum) (R-A-1) to the north and east (with City of Beaumont to the south and west).
9. Single family residences have been constructed in the project vicinity.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

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.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very Low Density Residential: (CD: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A-1) (1 Acre Minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

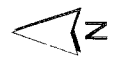
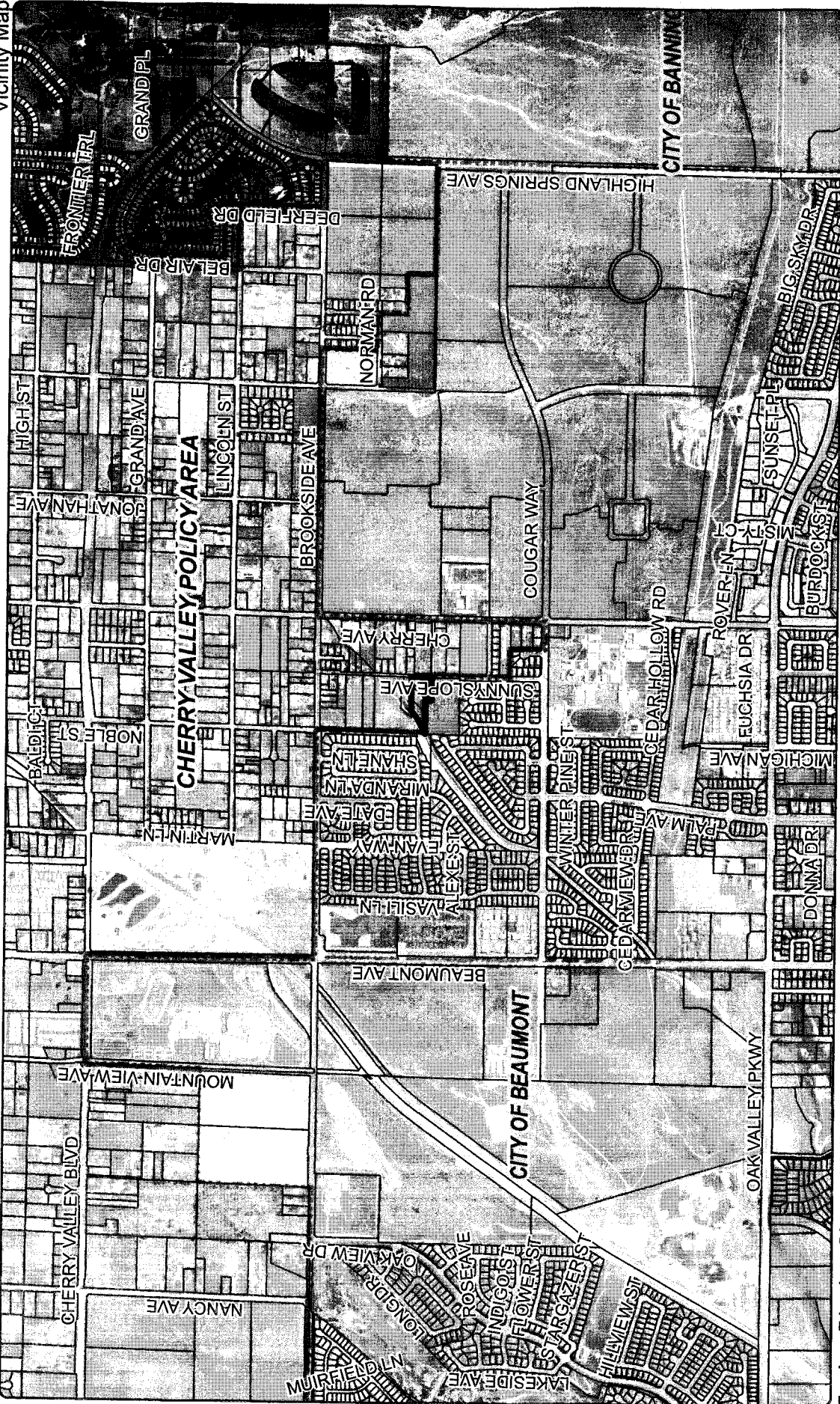
INFORMATIONAL ITEMS:

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. March Joint Powers Authority Jurisdiction.
 - c. A Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A Redevelopment Area.
 - i. An Airport Influence Area or Airport Compatibility Zone.
 - j. A High Fire Area.
 - k. A flood zone.
 - l. A fault zone.
 - m. A county service area.
3. The project site is located within:
 - a. Cherry Valley Policy Area.
 - b. An area of Low Liquefaction Potential.
 - c. An area Susceptible to Subsidence.
 - d. An area of Undetermined Paleontological Sensitivity.
 - e. The boundaries of the Beaumont Unified School District.
 - f. Zone B of Lighting Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Number 404-100-014.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36252
VICINITY/POLICY AREAS**

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Vicinity Map



Zoning District: Chery Valley
Township/Range: T2SR1W

Section: 34

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain types and uses that are 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 (951) 955-3277 (Eastern County) or website at <http://www.lrlra.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



Feet

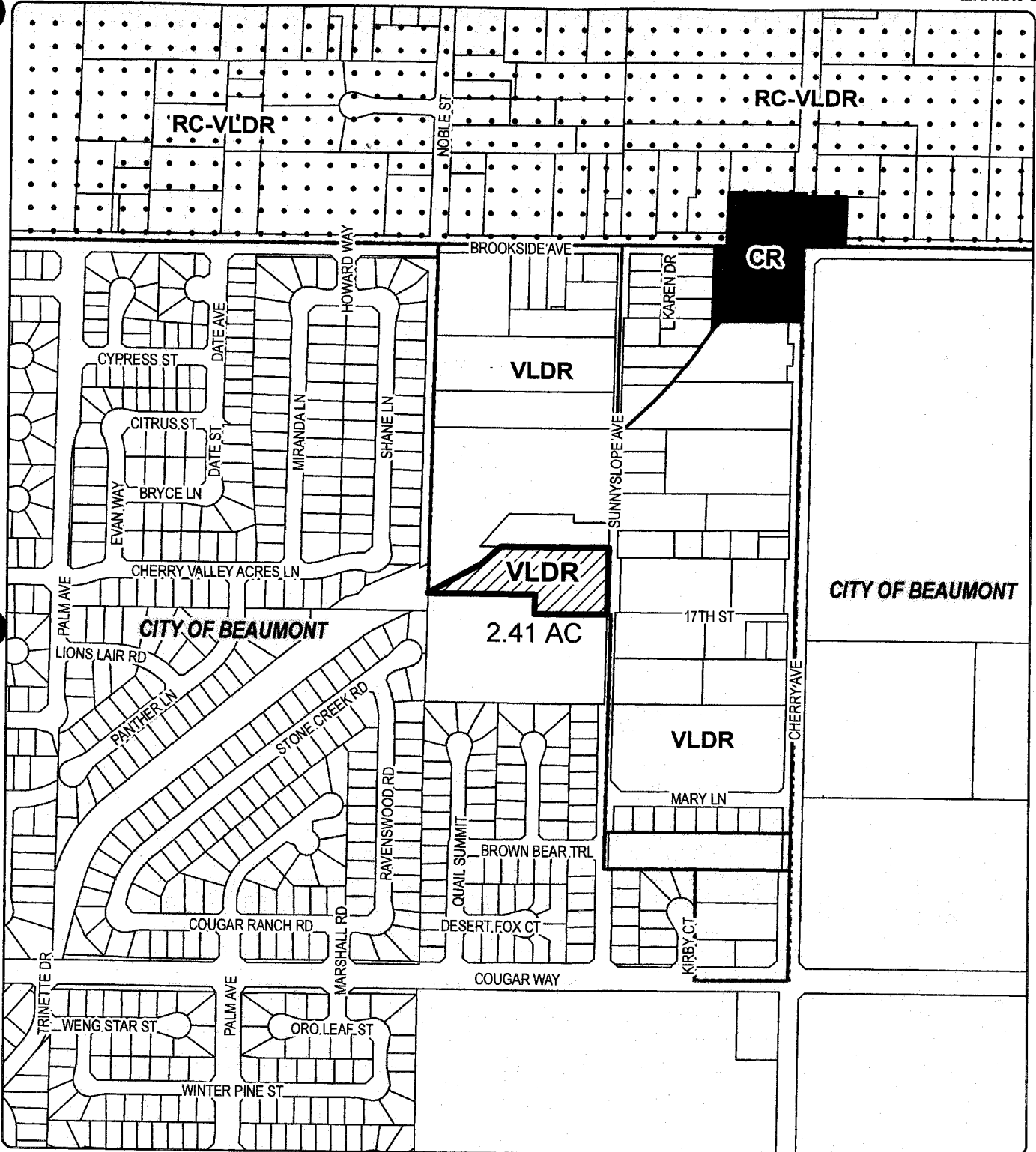
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP36252

EXISTING GENERAL PLAN

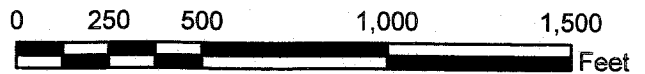
Supervisor Ashley
District: 5

Date Drawn: 02/05/2012
Exhibit 5



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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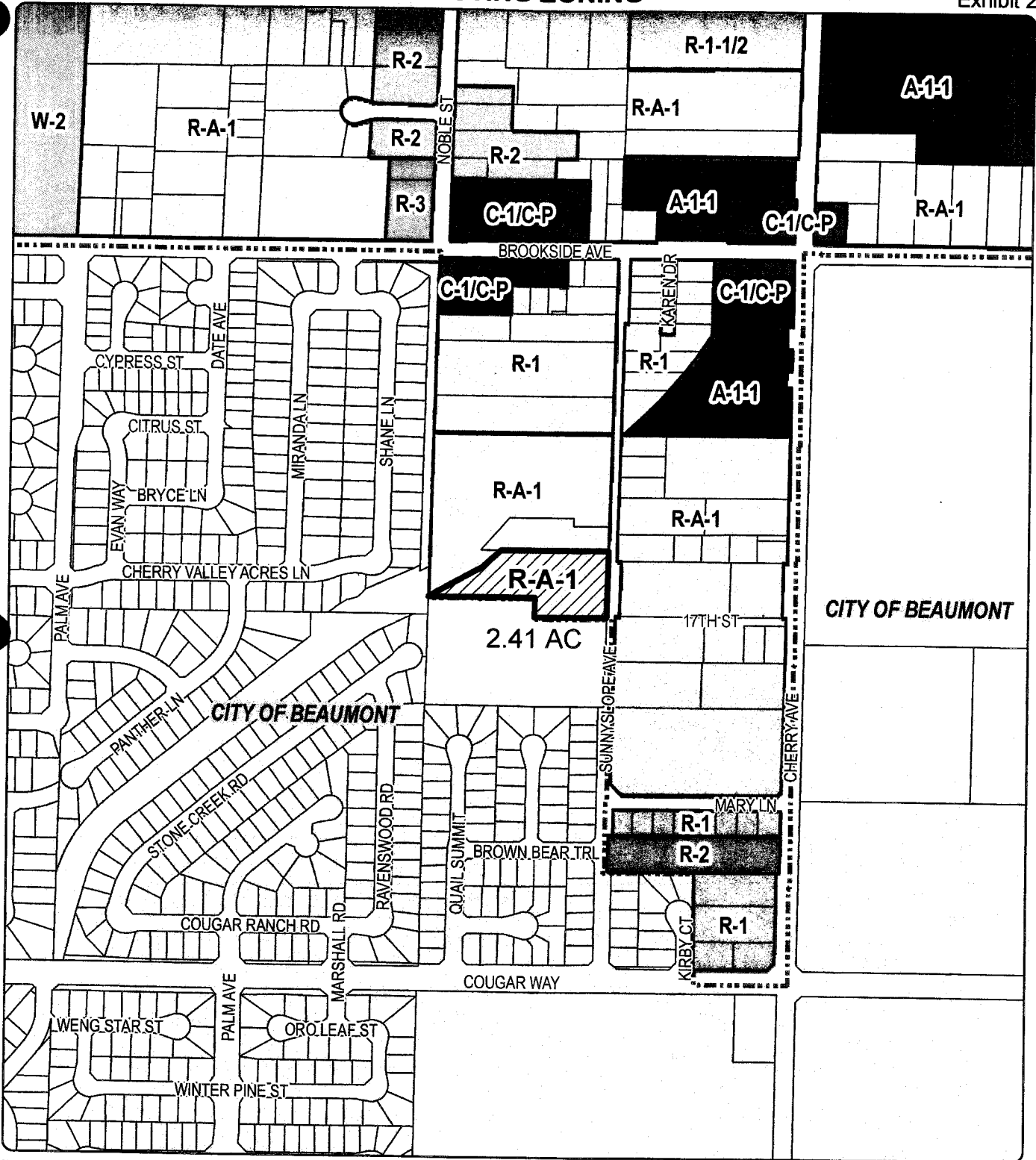
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36252

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Exhibit 2



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
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Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36252

LAND USE

Supervisor Ashley
District 5

Date Drawn: 02/05/2013
Exhibit 1



Zoning District: Cherry Valley
Township/Range: T2SR1W
Section: 34

Assessors Bk. Pg. 404-10
Thomas Bros. Pg. 690 J6
Edition 2011



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TENTATIVE PARCEL MAP

36252

BEING A SUBDIVISION OF A PARCEL IN THE EAST 1/2 OF THE NORTH 1/4 SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE PREPARED: SEPTEMBER 2012

PROPERTY OWNER'S STATEMENT
THIS TENTATIVE MAP INCLUDES THE ENTIRE
CONTIGUOUS OWNERSHIP OF MY PROPERTY.

WILLIAM LATTIN

DATE

VICINITY MAP
N. T. S.

APPLICANT/PREPARER/ENGINEER: OWNER:
RELANDS CONSULTANT & ASSOCIATES, INC.
WILLIAM LATTIN
10689 JONATHAN AVE.
417 NOTTINGHAM DR.
REDLANDS, CA 92373
PH: 951.440.9227, FAX: 909.271.3230

PROPERTY INFO:
APN 404-100-014

IMPROVEMENT SCHEDULE: H
-THOMAS BROTHERS MAP PAGE 690-GRD-J6

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE NORTH 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE BEAUMONT IRRIGATION DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION, 1254.46 FEET, SOUTH 07°34' THENCE, CONTINUING SOUTH 07°34' WEST, 1.58 FEET ON SAID WEST LINE;
THENCE, NORTH 89°30' EAST, 362.60 FEET;
THENCE, NORTH 07°29' WEST, 71.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION;
THENCE, NORTH 89°30' EAST, 2770.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION, TO THE CENTER LINE OF SUNNY VALLEY ROAD, AS PER A MAP FILED IN BOOK 12, PAGE 36 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER;
THENCE, NORTH 89°30' WEST, 462.4 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION;
THENCE, NORTH 22° EAST, 241.63 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION;
THENCE, SOUTH 89°30' WEST, 462.4 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION;
THENCE, SOUTH 47°19' WEST, 90.60 FEET;
THENCE, SOUTH 60°11' WEST, 220.60 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 15 FEET IN SUNNYSLOPE AVENUE.

- EXISTING ZONING - R-A-1.
- EXISTING ZONING - R-A-1.
- PROPOSED LAND USE - SINGLE FAMILY.
- GENERAL PLAN LAND USE DESIGNATION - VLDR-RC.
- POWER COMPANY - SCE.
- WATER COMPANY - SOPHA.
- TELEPHONE SERVICE - SBC.
- SEPTIC TANK - BEAUMONT UNITED.
- GAS COMPANY - BEAUMONT UNITED.
- SCHOOL DISTRICT - BEAUMONT UNITED.
- NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITY.
- NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITY.
- NO EXISTING WELLS ON PROPERTY OR WITHIN 200 FEET.
- CONTIGUOUS ARE FROM FLOOD CONTROL MAP AND SURVEY PERFORMED BY V F LAND SYSTEMS.
- LAND IS NOT SUBJECT TO LIQUEFACTION AND NOT IN SPECIAL HAZARD ZONE.
- LAND IS NOT SUBJECT TO OVERFLOW INUNDATION, OR FLOOD HAZARDS.
- FEMA MAP DESIGNATE THE PROPERTY UNDER ZONE 'C'.

LEGEND:
(XXXXXX) EXISTING DIMENSION PER LEGAL
M NEW DIMENSIONS

ADJOINING RECORDED LAND DIVISIONS:

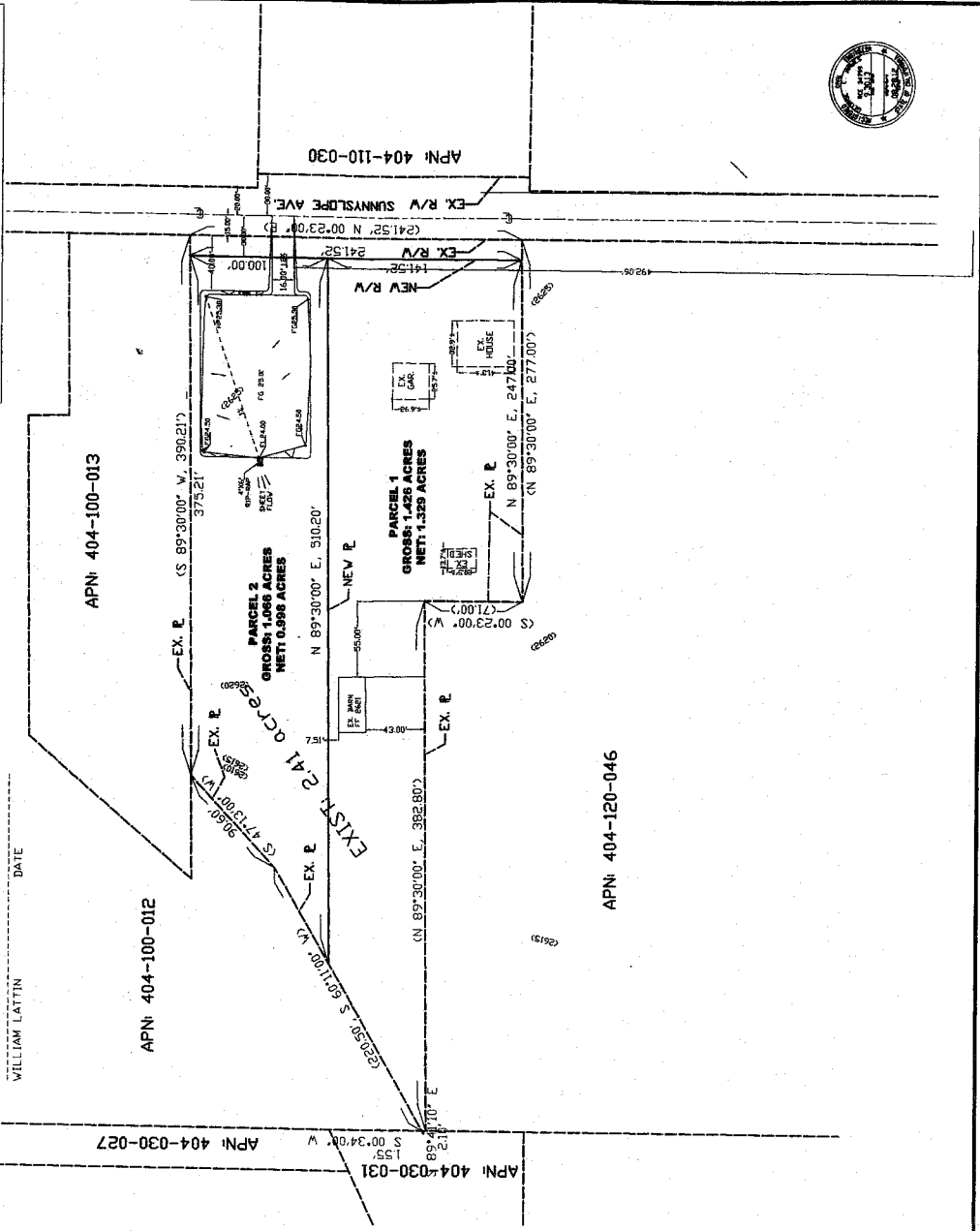
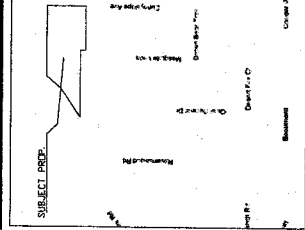
-MAP BOOK 332, PAGES 85 OF MAPS, TR 301541
-MAP BOOK 86, PAGES 83 OF PARCEL MAPS, PM 13285

- LEGEND:
- V = VERTIC
 - PA = RIGHT OF WAY
 - HP = HIGH POINT
 - DA = DRIVE WAY
 - FL = FLOW LINE
 - PH = FIRE HYDRANT
 - GP = GRADE SPOT
 - DL = DAWDLIGHT LINE
 - CF = CUT-FILL LINE
 - ED = EDGE OF DIRT ROAD LINE
 - FL = FLOW LINE
 - Y = SLOPE LEGEND

REVISION BLOCK

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

SCALE: 1" = 40'



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42204
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36252
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Bill Lattin
Applicant's Address: 10669 Jonathan Ave, Cherry Valley CA 92223

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36252 is a Schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels, with 1.4 acres containing an existing single family residence and detached garage for parcel 1 and 1.0 acre for parcel 2.

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

C. Total Project Area: 2.4 gross acres

| | | | |
|------------------------|-----------|----------------------------|---------------------------------|
| Residential Acres: 2.4 | Lots: 2 | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: | | | |

D. Assessor's Parcel No(s): 404-100-014

E. Street References: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 2 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in The Pass Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north and east, vacant land to the south and single family residences as part of the City of Beaumont to the west. The site currently contains several existing buildings and structures including a 1,276 square foot single family residence, 393 square foot detached garage, several other buildings not identified, and a storage area. The topography of the project site is generally level, except the westerly portion which is lower due to an existing creek.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Low Density Residential (RC: LDR) (1 Acre Min) General Plan Land Use Designation. The

proposed project meets all other applicable land use policies, including the Cherry Valley Policy Area.

2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 2.4 gross acres into two (2) residential parcels with a one acre minimum lot size within the Residential Agricultural 1 acre minimum (R-A-1) zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Cherry Valley Policy Area

2. **Foundation Component(s):**
To the North: Community Development
To the South: City of Beaumont
To the East: Community Development

To the West: City of Beaumont

3. Land Use Designation(s):

To the North: Very Low Density Residential (VLDR) (1 Acre Minimum)
To the South: City of Beaumont
To the East: Very Low Density Residential (VLDR) (1 Acre Minimum)
To the West: City of Beaumont

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

5. Policy Area(s), if any:

To the North: Cherry Valley Policy Area
To the South: City of Beaumont
To the East: Cherry Valley Policy Area
To the West: City of Beaumont

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural 1 Acre Minimum (R-A-1)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Residential Agricultural 1 Acre Minimum (R-A-1)
To the South: City of Beaumont
To the East: Residential Agricultural 1 Acre Minimum (R-A-1)
To the West: City of Beaumont

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED


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

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

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

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

environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

3/27/13
Date

Paul Rull, Project Manager
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

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

Findings of Fact:

a) The project site is located approximately 41.87 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two single-family residential lots, one of which already contains existing single-family buildings. The amount of light that will be created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to | <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 |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| non-agricultural use? | | | | |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The proposed project is partially located on land designated as Farmland with local importance as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Farmland with local importance, and not convert Prime or Unique Farmland. It should be noted that of the two single-family residential lots proposed, there are already existing single-family structures on parcel 1 of the proposed subdivision and ancillary structures on parcel 2. The project site is also in conformance with the Very Low Density Residential (VLDR) Land Use designation, assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the VLDR Land Use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, there is no impact.

c) The proposed project is located near agriculturally zoned property. The Project site is near APN 404-110-004 which is zoned Light Agriculture 1 Acre Minimum (A-1-1). However, it is not located within 300 feet of this agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The proposed project is partially located on land designated as Farmland with local importance. As explained in item a above, the project is not converting Prime or Unique Farmland. In addition, with adherence to the VLDR designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

5. Forest

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

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

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been used single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

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

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure 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 AQMP 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 AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; 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. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two-lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings and activities for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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. However, EPD noted that there is suitable habitat and burrows for the Burrowing Owl and as such, a Burrowing Owl focused survey will be required prior to grading permit issuance. With this mitigation, the impacts will be less than significant (Condition of Approval 60.EPD. 1).

d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore there is no impact.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

Mitigation: Condition of Approval 60.EPD. 1 requires a burrowing owl focused survey prior to grading permit issuance

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process

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: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials, "Phase I Cultural Resources Assessment" prepared by Archaeological Associates dated January 20, 2012

Findings of Fact:

a) The project site is currently developed with a single-story residence over 45 years of age. The Phase I Cultural Resource Assessment has identified this building as not qualifying as eligible for California Register of Historical Resources and is not associated with any prominent historical figures or events nor does it display unique or special historical architectural qualities.

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

b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/> | <input checked="" 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, "Phase I Cultural Resources Assessment" prepared by Archaeological Associates dated January 20, 2012

Findings of Fact:

a-c) Based on the Cultural Resources report performed for the project site, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 10.PLANNING.19). More specifically, a qualified paleontologist will perform periodic inspections for exposure of fossils during all earth disturbing activities in the event

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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that significant paleontological resources are discovered. Prior to a grading permit issuance, an appropriate paleontological resource impact mitigation program shall be submitted to the County Geologist for review and approval. Therefore with these mitigation measures incorporated, there will be a less than significant impact.

Mitigation: Condition 10.PLANNING.19 requires a qualified paleontologist perform periodic inspections for exposure of fossils during all earth disturbing activities and that prior to grading, an appropriate paleontological resource impact mitigation program shall be submitted to the County Geologist for review and approval.

Monitoring: Mitigation Monitoring will be achieved through the building and safety plan check process

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, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

a) According to RCLIS, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

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

- a) The project will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, Project Application Materials

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4).
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.
- c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of one (1) septic tank will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Findings of Fact:

a) There project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (Condition of Approval 10.BS GRADE. 4) Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Condition of Approval 10.BS GRADE. 4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: 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 consistent with the General Plan. Approval of this parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences are 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 types of residential development proposed by this project would not exceed 2 primary units, 4 if all lots 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.

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

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the one homes. Therefore, less than significant impacts are expected.

b) The proposed project is not anticipated to 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. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

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

e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission (ALUC).

c) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

residences are intermixed with wildlands?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

a) The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (Condition of Approval 10.BS GRADE. 4). The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval, and as such, less than significant impacts are anticipated.

c) Water service will be supplied by the Beaumont Cherry Valley Water District. The project was transmitted to the Beaumont Cherry Valley Water District for comment however no reply was received. The proposed project will not 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). Therefore, there is no impact.

d) The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. The project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this "Building Setback

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

Area" be delineated on the Environmental Constraint Sheet (ECS). Therefore, no impacts are anticipated (50.FLOOD.06).

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this "Building Setback Area" be delineated on the Environmental Constraint Sheet (ECS). Therefore, no impacts are anticipated.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The project is located on a relatively flat pad that has been previously graded. The project site is impacted by a large drainage flow from the north from Marshall Creek with a flow rate of

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

approximately 2200 cubic feet per second. This runoff is conveyed in an incised watercourse as much as 20 feet deep along the western property line of the project site. The western property line is impacted by the Riverside County Flood District's proposed Marshall Creek Channel of the Beaumont Master Drainage Plan. The project is conditioned to dedicate 30 feet of right of way along the project's western property line to facilitate future construction of this channel (Condition of Approval 10.FLOOD. 1). The project is not proposing any modification to the alignment of the drainage course as outlined and directed by the Flood District, merely offering land dedication to allow for the future construction of the drainage facility by the District. In addition, the project has already been previously graded to accommodate single family structures, accessory structures and activities. It is not anticipated that further significant grading will occur. In the event that any grading occurs, Building and Safety Department has provided standard conditions of approval to ensure that erosion impacts are mitigated to less than significant levels but are not considered mitigation for CEQA implementation (condition of Approval 10.BS GRADE. 4). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The project is required to leave all areas not shown for pad sites as natural, undisturbed land (Condition of Approval 60.PLANNING.5). There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). As an additional precaution, the Flood District has added a condition restricting the location of buildings 50 feet from the top of the bank of Marshall Creek along the entire western portion of the site, and that this "Building Setback Area" be delineated on the Environmental Constraint Sheet (ECS) (Condition of Approval 50.FLOOD. 6). With adherence to these mitigations, the proposed project would 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. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

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

Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 2.4 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Community Development: Very Low Density Residential (CD: VLDR) (1 acre minimum) land use designation. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence but it is adjacent to the City of Beaumont boundary to the south. The land to the immediate south of the project is vacant, and the uses to the west are single-family residential homes. The proposed project contains existing single-family residences and accessory structures which is consistent with the homes in Beaumont. Therefore, the proposed project will not affect the land use in the adjacent city and no impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 consistent with the standards for the Residential Agricultural – 1 Acre Minimum (R-A-1) zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Agricultural -1 Acre Minimum (R-A-1) to the north and east. The City of Beaumont is to the south and west which has existing single-family residences. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by large-lot, single family homes to the north and east, vacant land to the south, and small-lot single family homes to the west in the City of Beaumont. The project is

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

proposing one-acre, single family parcels which will be compatible with existing and future land uses in the area within the County.

d) The Tentative Parcel Map proposes a subdivision of 2.4 gross acres into two residential parcels with a minimum size of one (1) gross acre. This subdivision is consistent with the Community Development: Very Low Density Residential 1 Acre Minimum (CD: VLDR). This project is consistent with the policies of the General Plan and will not result in an alteration of the present or planned land use of this area.

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 checked="" type="checkbox"/> | <input 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 proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. 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, the impact is considered less than significant.

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

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the

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

surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The proposed 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 proposed project 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 required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

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

Source: Riverside County General Plan Figure 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 measures are required.

Monitoring: No monitoring measures are 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 a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

34. Noise Effects on or by the Project

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

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

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of minimum 1-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, 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 proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The proposed project site currently contains one residential dwelling. The map is placing that unit on one of the proposed lots and will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) See 35a.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 2.4 acres into two (2) residential parcels, which could equate to an increase to a total of six (6) persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

¹ According to 2010 United States Census Bureau data generation factor of 3.2

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.14). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.14). 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 proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: Beaumont Unified School District correspondence, GIS database

Findings of Fact:

a) The Beaumont 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 (Conditions of Approval 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 measures are required.

Monitoring: No monitoring measures are 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's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of

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

health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

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

Findings of Fact:

a) 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 of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately seven (7) persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Pass Area. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

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

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. Construction will impact the streets to some degree, but the impacts will be very temporary and have minimal impact on those living along the road. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the San Geronio Pass Water Agency and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the San Geronio Pass Water Agency. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <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 minimal and will include minimal grading and trenching for leach lines. The disturbance was taken into consideration during the review of all County departments. No impacts were identified by any department. The site has poor percolation and will

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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require advanced treatment systems which will actually disturb even less acreage. Therefore, the impact is considered less than significant.

b) The proposed project features on site septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: RCIP

Findings of Fact:

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

a,b,c) The project proposes the addition of one (1) residential dwelling unit. 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 based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will perpetuate the natural drainage patters of the area, off the project site. There will be no impacts to the surrounding areas.

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage, electricity is available at the project site. 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 offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

a) 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 measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

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

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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)?

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

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?

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

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.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 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.

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PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36252 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36252, dated 1/7/13.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule H parcel map to divide 2.4 acres into 2 parcels

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

10. EVERY. 7 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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

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

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

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

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

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

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

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

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

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

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

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

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

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SAN 53 - GENERAL COMMENTS

RECOMMND

Parcel Map#36252 is proposing to subdivide a 2.41 gross acres lot into one 0.85 acre parcel that contains an existing dwelling and detached garage (Parcel#1) and one 1.55 acre parcel (Parcel#2).

AM/PAC and Associates conducted a soils percolation test on vacant Parcel#2 on October 21, 2009 (Project#09-10077). This report is on file with the Department of Environmental Health (DEH) under the parcel map file and will be maintained for a period not to exceed 7 years. Please note that further soils percolation testing may be required at the discretion of DEH for reasons to include but not be limited to changes in Local and State laws, policy changes and/or further information not known at the time of parcel map subdivision.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

10.E HEALTH. 1

SAN 53 - GENERAL COMMENTS (cont.)

RECOMMND

All new septic system proposed must comprise of an Advanced Treatment Unit to comply with Santa Ana Regional Water Quality Control Board (SARWQCB) basin plan objectives for the watershed area. Moreover, SARWQCB Clearance will be required for these proposed ATUs. Please contact SARWQCB at (951) 782-4130 for further information.

10.E HEALTH. 2

ADVANCED TREATMENT UNITS

RECOMMND

An Advanced Treatment Unit (ATU) must be proposed for all new septic systems with sufficient nitrate reduction capacity in an effort to comply with the Santa Ana Regional Water Quality Control Board (SARWQCB) basin plan objectives for the watershed area. Additional ATU requirements may apply at the discretion of SARWQCB. Please contact SARWQCB at (951) 782-4130 for further information.

10.E HEALTH. 3

MAINTAIN ALL REQUIRED SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed 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 to the project 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" delineated on an Environmental Constraint Sheet (ECS) without written consent from the appropriate regulatory agency.

10.E HEALTH. 4

BEAUMONT-CHERRY VALLEY WATER

RECOMMND

Parcel Map#36252 is proposing Beaumont-Cherry Valley Water District potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the Beaumont-Cherry Valley Water District as well as all other applicable agencies.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36252 is a proposal to subdivide 2.41 acres into two lots in Cherry Valley area. The site is located northerly of Cougar Way, southerly of Brookside Avenue, westerly of Sunnyslope Avenue, and easterly of Beaumont Avenue.

The site is impacted by a large drainage area from the north from Marshall Creek with the flow rate of approximately 2200 cfs. This runoff is conveyed in an incised watercourse as much as 20 ft deep along the western property line. The western property line of parcel 1 & 2 is impacted by the District's proposed Marshall Creek Channel of Beaumont Master Drainage Plan (MDP). To facilitate future construction of this facility, which requires a total of 60 ft of right of way, the developer shall dedicate 30 ft wide right of way along the entire reach of the western property line of parcel 1 & 2 to the public. In addition all buildings shall be set back a minimum of 50 ft from the top of existing bank along the western boundary line. This setback shall be shown on the Environmental Constraint (ECS) stating "the setback area shall be kept free of all new buildings".

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. These floodproofing measures will protect the buildings from flooding

Since there are existing homes on the lots, this proposal falls under the category of significant redevelopment and any new construction will require a project specific Water Quality Management Plan (WQMP). A note shall be place on an Environmental Constraint Sheet (ECS) stating "A final WQMP may be required prior to issuance of grading or

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

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

building permit." This WQMP shall comply with the latest MS4 permit.

10.FLOOD RI. 2 MAP DEDICATION OF R/W RECOMMND

The site is located within the limits of the District's Beaumont Master Drainage Plan (MDP). The proposed alignment for Marshall Creek Channel of the MDP traverses along the western boundary of parcel 1 & 2 of the site. To facilitate future construction of this facility, the developer shall dedicate 30 ft wide right of way along the entire reach of the western property line of parcel 1 & 2 to the public. In addition all buildings shall be set back a minimum of 50 ft from the top of existing bank along the western boundary line. This setback shall be shown on the Environmental Constraint (ECS) stating "the setback area shall be kept free of all new buildings".

10.FLOOD RI. 3 MAP ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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

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

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

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

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

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

859;

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

5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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

10.PLANNING. 2 MAP - LC LANDSCAPE SPECIES RECOMMND

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

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

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

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

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

10.PLANNING. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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

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

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS

RECOMMND

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

10.PLANNING. 17 MAP - EXISTING SECOND UNITS

RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

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

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

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

RECOMMND

dwelling unit for any purpose.

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

10.PLANNING. 18 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19 MAP - PDP01410

RECOMMND

County Paleontological Report (PDP) No. 1410, submitted for this project (PM36252), was prepared by Archaeological Associates (John Minch) and is entitled, "Pre-Construction Paleontological Assessment of a 2.35-Acre Parcel Located at 11243 Sunnyslope Avenue, Beaumont, Riverside County, California", dated November 11, 2011.

PDP01410 concluded the entire site is underlain by Older Alluvial deposits that are known to contain highly significant fossil localities.

PDP01410 recommended a qualified paleontologist perform periodic inspections for exposure of fossils during all earth disturbing activities.

PDP01410 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01410 is hereby accepted for PM36252. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 21 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

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

(or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 22 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. 23 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 25 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 26 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

PARCEL MAP Parcel Map #: PM36252

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10. GENERAL CONDITIONS

10.PLANNING. 29 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Sunnyslope Avenue due to existing improvements.

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10. GENERAL CONDITIONS

10.TRANS. 5

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

10.TRANS. 6

MAP - COUNTY WEB SITE

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3

MAP - EXPIRATION DATE

RECOMMND

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

20.PLANNING. 4

MAP - SFR BLDG PERMIT REQ.LOT2

RECOMMND

Should the applicant choose to keep the accessory building/structure on parcel 2, the applicant should pull building permits for the proposed single family residence on parcel 2 within 2 weeks of parcel map no.36252 being

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 MAP - SFR BLDG PERMIT REQ.LOT2 (cont.) RECOMMND

recorded as referenced in condition of approval
50.PLANNING.32, and constructed soon thereafter.

(condition added at Director's Hearing meeting on 4/22/13)

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

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

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

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

50.FIRE. 3 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 4 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a

PARCEL MAP Parcel Map #: PM36252

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#98-ECS-HYD/WTR TANK (cont.) RECOMMND

building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP R/W DEDICATION ON FINALMAP RECOMMND

A 30 ft. wide irrevocable offer of dedication shall be made to the public for flood control purposes along the entire reach of the western property line of parcel 1 & 2. This dedication shall be shown on the final map.

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

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

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

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

50.FLOOD RI. 6 MAP BUILDING SET BACK ON ECS RECOMMND

A 50 ft setback from the top of bank of Marshall Creek along the entire reach of parcel 1 & 2 shall be delineated on the the Environmental Constraint Sheet(ECS) and labeled "Building Setback area". A note shall be placed stating "

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP BUILDING SET BACK ON ECS (cont.) RECOMMND

No Building shall be placed within the setback area"

50.FLOOD RI. 7 MAP WQMP NOTE ON ECS RECOMMND

A note shall be place on an Environmental Constraint Sheet (ECS) stating "A final WQMP may be required prior to issuance of grading or building permit. This WQMP shall comply with the latest MS4 permit."

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 1 gross acres.

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

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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - QUIMBY FEES RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County 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. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to specifications outlined in Conditions of Approval 50.FLOOD.06 and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

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.

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50. PRIOR TO MAP RECORDATION

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."

50.PLANNING. 24 MAP - ECS AFFECTED LOTS

RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects all parcels.

50.PLANNING. 25 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 30 MAP - ECS AFFECTED LOTS

RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

PARCEL MAP Parcel Map #: PM36252

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 30 MAP - ECS AFFECTED LOTS (cont.) RECOMMND

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects affects all Parcels.

50.PLANNING. 31 MAP - BLDG PERMITS FOR PROJECT RECOMMND

Prior to recordation, verification of all buildings and structures on-site must be provided to the buiding & safety department for valid and issued building permits. Buildings and structures that do not have a valid building permit must be removed.

(condition added at Director's Hearing meeting on 4/22/13)

50.PLANNING. 32 MAP - PARCEL 2 RECOMMND

All buildings and structures must be removed from parcel 2 prior to recordation OR prior to recordation, building plans for a single family residence for parcel 2 must be submitted, paid for, reviewed, and approved by the Building and Safety Department. In addition, all relevant "prior to building permit issuance" conditions must be met at this time.

(condition added at Director's Hearing meeting on 4/22/13)

TRANS DEPARTMENT

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

Sufficient right-of-way along Sunnyslope Avenue shall be dedicated for public use to provide for a 30 foot half-width right-of-way per County Standard No. 105, Section "D". The existing fence shall be removed from the road right-of-way.

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.

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - INTERSECTION/50' TANGENT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

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

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

RECOMMND

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

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

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

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS (cont.)

RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

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. 1

MAP SUBMIT FINAL WQMP

RECOMMND

A final project specific WQMP may be required prior to issuance of grading/or building permits. This WQMP shall comply with the latest MS4 permit.

The WQMP must receive the District approval prior to the issuance of grading/or building permits. All submittals shall be date stamped by the engineer and include a complete Flood Control Deposit Based Fee Worksheet and the appropriate plan check fees deposit.

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR

RECOMMND

PDP01410, prepared by Archaeological Associates (John Minch) for this project (PM36252), concluded the potential to impact significant paleontological resources is high if excavations are conducted in conjunction with the division of property.

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.

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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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.

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. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

PANEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. 22 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 28 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 31 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - SKR FEE CONDITION (cont.)

RECOMMND

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

60.PLANNING. 32 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 33 MAP - GRADING PLAN REVIEW

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 SANTA ANA RWQCB CLEARANCE REQD

RECOMMND

A clearance letter from the Santa Ana Regional Water Quality Control Board (SARWQCB) will be required. Please contact SARWQCB at (951) 782-4130 for further information.

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot requiring a new septic system. A soils percolation report may be required at the discretion of DEH for Parcel#1 if a new ATU is required to replace the existing septic system upon its repair. It should be noted that a soils percolation report was conducted on Parcel#2 (AM/PAC Project#09-10077) which may be utilized in the design of an ATU for this lot subject to the discretion of DEH.

Upon building submittal, the applicant must submit to 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 ATU disposal 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.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT FINAL WQMP

RECOMMND

A final project specific WQMP may be required prior to issuance of grading /or building permits. This WQMP shall comply with the latest MS4 permit.

The WQMP must receive the District approval prior to the issuance of grading/or building permits. All submittal shall be date stamped by the engineer and include a complete Flood Control Deposit Based Fee Worksheet and the appropriate plan check fees deposit./

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

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.

PERMIT MAP Parcel Map #: PM36252

Parcel: 404-100-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - SCHOOL MITIGATION

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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

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 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 Riverside County Recreation and Park District.

PARCEL MAP Parcel Map #: PM36252

Parcel: 404-100-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP - SKR FEE CONDITION

RECOMMND

prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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: February 11, 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
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor - Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC - John Guerin

5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 - EA42204 - Applicant: WF Land Systems- Engineer/Representative: WF Land Systems - Fifth Supervisorial District - Cherry Valley Zoning District - Warm Springs Policy Area - The Pass Area Plan - Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) - Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue - 2.41 Gross Acres - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - **REQUEST: Tentative Parcel Map No. 36252** proposes a schedule "H" parcel map to subdivide one parcel consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre - APN 404-100-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 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 **Becky Brewington**, Project Planner, at **(951) 955-9076** or email at **BBREWING@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

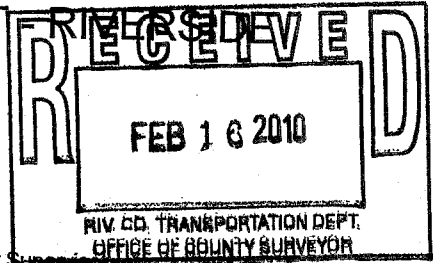
PLEASE PRINT NAME AND TITLE: _____

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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



DATE: February 11, 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
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor - Dave Duda
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC - John Guerin

5th District Supervisor
5th District Planning Commissioner
Beaumont Unified School Dist.
Beaumont Cherry Valley Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 - EA42204 - Applicant: WF Land Systems - Engineer/Representative: WF Land Systems - Fifth Supervisorial District - Cherry Valley Zoning District - Warm Springs Policy Area - The Pass Area Plan - Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) - Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue - 2.41 Gross Acres - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - **REQUEST: Tentative Parcel Map No. 33840** proposes a schedule "H" parcel map to subdivide two existing parcels consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre - APN 404-100-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 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 **Becky Brewington**, Project Planner, at (951) 955-9076 or email at **BBREWING@rctfma.org / MAILSTOP# 1070**.

COMMENTS: *Provide evidence (deed recorded prior to 3/11/72) that parent parcel was created in accordance with the Subdivision Map Act*

DATE: 2/17/10

SIGNATURE: *David Duda*

PLEASE PRINT NAME AND TITLE: David Duda Senior Land Surveyor

TELEPHONE: 5-6706

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

DATE: February 11, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
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Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
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P.D. Geology Section-D. Jones

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5th District Supervisor
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Verizon
Cherry Valley and Pass Area Trails Assoc.

TENTATIVE PARCEL MAP NO. 36252 and VARIANCE NO. 1861 - EA42204 - Applicant: WF Land Systems- Engineer/Representative: WF Land Systems - Fifth Supervisorial District - Cherry Valley Zoning District - Warm Springs Policy Area - The Pass Area Plan - Community Development: Very Low Residential (CD:VLDR) (1 Acre Min) - Location: Northerly of Cougar Way, southerly of Brookside Avenue, easterly of Beaumont Avenue and westerly of Sunnyslope Avenue - 2.41 Gross Acres - Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) - **REQUEST: Tentative Parcel Map No. 33840 proposes a schedule "H" parcel map to subdivide two existing parcels consisting of 2.41 gross acres into one .85 acre parcel that contains an existing dwelling and detached garage, and one 1.55 acre parcel. **Variance No. 1861** proposes to reduce the minimum lot size from 1 Acre to 0.85 Acre - APN 404-100-014**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 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 **Becky Brewington**, Project Planner, at (951) 955-9076 or email at **BBREWING@rctlma.org / MAILSTOP# 1070**.

COMMENTS: *This project is not located within an Airport Influence Area, and ALUC review is not required.*


DATE: March 1, 2010

SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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

March 8, 2010

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

RE: Tentative Parcel Map No. 36252, Variance No. 1861 — Schedule H Subdivision of 2.41 Acres into 2 Residential Lots

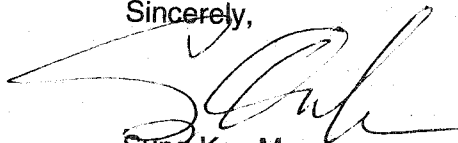
Dear Ms. Brewington:

The Riverside County Waste Management Department has reviewed the proposed project, located northerly of Cougar Way, easterly of Beaumont Avenue, westerly of Sunnyslope Avenue, and southerly of Brookside Avenue within the Pass 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.
- Since hazardous materials **are not** accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

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

Sincerely,



Sung Key Ma
Planner IV

PD#87209

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department Set ID# CC 005136

Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36252 DATE SUBMITTED: 9-3-09

APPLICATION INFORMATION

Applicant's Name: KAL FARAH E-Mail: KSFARAH@HOTMAIL.COM

Mailing Address: 417 Nottingham Dr.
REDLANDS Street CA 92373
City State ZIP

Daytime Phone No: (951) 440-9227 Fax No: (909) 471-5878

Engineer/Representative's Name: KAL FARAH E-Mail: ksfarah@hotmail

Mailing Address: 417 NOTTINGHAM DR., REDLANDS, CA 92373
Street
City State ZIP

Daytime Phone No: (951) 440-9227 Fax No: (909) 471-5878

Property Owner's Name: William Lattin E-Mail: bslattin@msn.com

Mailing Address: 10669 Jonathan Ave.
Cherry Valley Street CA 92223
City State ZIP

Daytime Phone No: (760) 533-1932 Fax No: ()

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

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

EA42204 / CFG-05557

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

VAR01861

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.

KAC FARAH [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

WILLIAM LASTIM [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 404-100-014

Section: 34 Township: 2S Range: 1 W

Approximate Gross Acreage: 2.4 AC.

General location (cross streets, etc.): North of Cougar Way, South of Brookside Ave., East of Beaumont Ave., West of Sunnyslope Ave.

Thomas Brothers map, edition year, page number, and coordinates: 2007- Pg 690, Grid J6

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):

Parcel Map Subdivision of a 2.4 Ac. property into two parcels.

Related cases filed in conjunction with this request:

Variance

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

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

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

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 360 feet

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import 0 Export 0 Neither XX

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/2013

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Pm 36252 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on _____

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

APN (s) or case numbers _____ For

Company or Individual's Name Planning Department

Distance buffered _____.

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

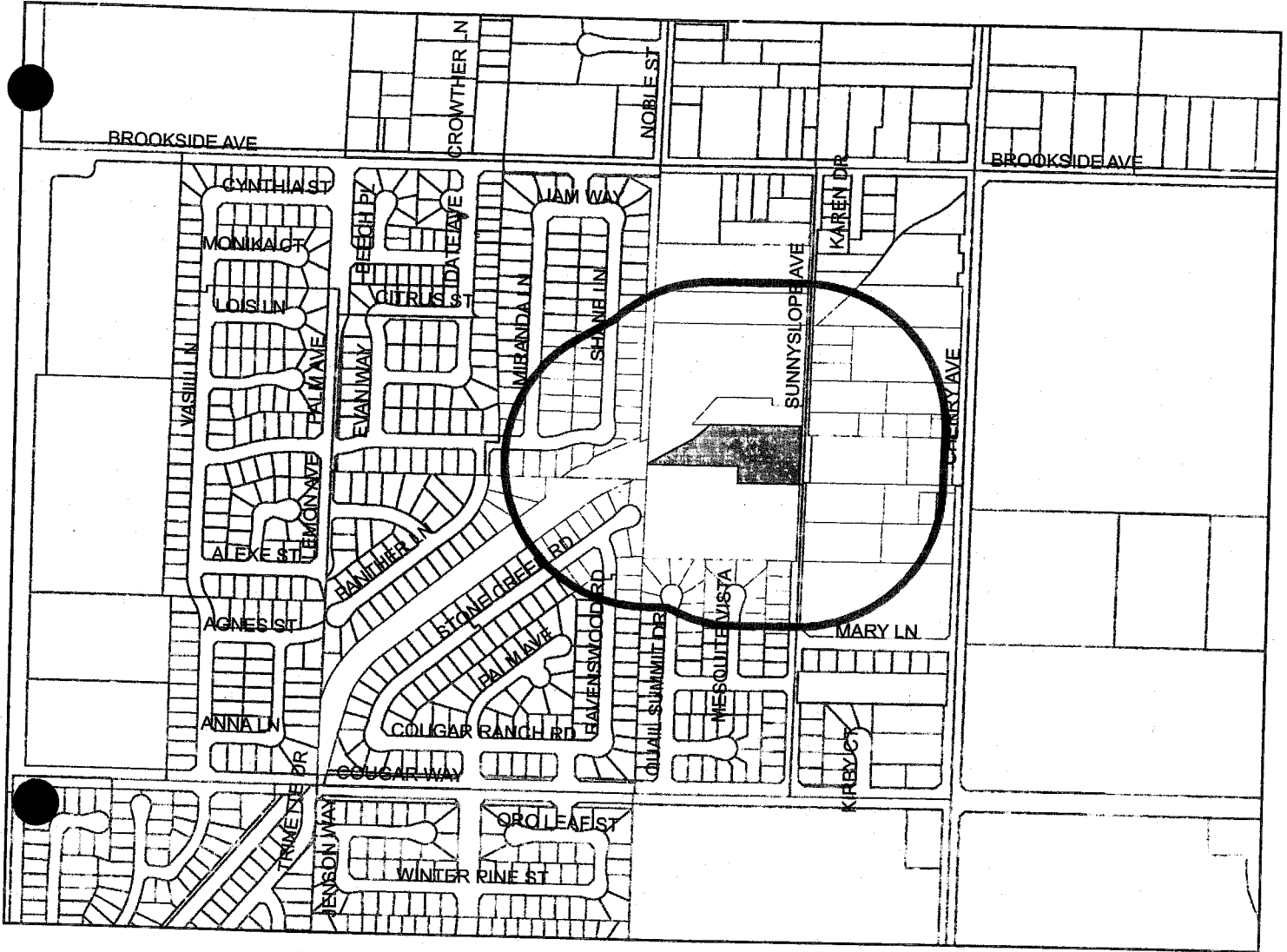
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36252 (600 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 404-032-009 | 404-093-001 | 404-120-020 | 404-032-020 | 404-030-014 | 404-090-013 | 404-110-030 | 404-090-014 | 404-080-010 | 404-120-034 |
| 404-130-003 | 404-110-022 | 404-120-019 | 404-030-019 | 404-030-010 | 404-110-016 | 404-130-004 | 404-032-019 | 404-032-017 | 404-032-012 |
| 404-130-007 | 404-120-046 | 404-080-008 | 404-030-027 | 404-030-033 | 404-120-028 | 404-010-005 | 404-080-015 | 404-120-027 | 404-100-010 |
| 404-100-011 | 404-130-002 | 404-120-030 | 404-030-018 | 404-080-017 | 404-032-014 | 404-130-001 | 404-110-015 | 404-080-016 | 404-110-029 |
| 404-080-012 | 404-130-005 | 404-120-031 | 404-080-014 | 404-030-013 | 404-032-008 | 404-080-011 | 404-030-012 | 404-030-016 | 404-110-029 |
| 404-120-039 | 404-071-003 | 404-080-013 | 404-120-038 | 404-120-018 | 404-030-023 | 404-030-011 | 404-120-042 | 404-110-018 | 404-032-013 |
| 404-120-040 | 404-031-002 | 404-081-003 | 404-110-024 | 404-071-002 | 404-032-015 | 404-032-011 | 404-110-025 | 404-071-001 | 404-120-041 |
| 404-030-025 | 404-120-013 | 404-120-014 | 404-120-029 | 404-031-001 | 404-032-018 | 404-110-019 | 404-120-033 | 404-032-016 | 404-030-022 |
| 404-110-020 | 404-130-006 | 404-031-003 | 404-120-015 | 404-100-012 | 404-030-024 | 404-120-017 | 404-080-007 | 404-080-009 | 404-030-036 |
| 404-110-026 | 404-110-021 | 404-110-017 | 404-032-010 | 404-030-017 | 404-110-027 | 404-120-016 | 404-081-002 | 404-030-015 | 404-081-001 |
| 404-090-015 | 404-110-004 | 404-120-032 | 404-110-023 | 404-100-013 | 404-100-014 | 404-110-028 | | | |



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: 404010005, APN: 404010005
COUGAR RANCH
PO BOX 5711
PALM SPRINGS CA 92263

ASMT: 404030016, APN: 404030016
GREGORY PERSALL
1714 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030010, APN: 404030010
LACIE FACER, ETAL
1752 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030017, APN: 404030017
P PROP INC, ETAL
9780 KEHL CANYON RD
CHERRY VALLEY CA 92223

ASMT: 404030011, APN: 404030011
JASON CLARK
719 CHERRY VALLEY ACRES
BEAUMONT CA 92223

ASMT: 404030018, APN: 404030018
VANDELINA CASTALDO, ETAL
P O BOX 129
BEAUMONT CA 92223

ASMT: 404030012, APN: 404030012
SOONIE FITZPATRICK, ETAL
1442 FERNWOOD DR
REDLANDS CA 92374

ASMT: 404030019, APN: 404030019
BEAUMONT 30541
1795 E RIVERVIEW DR
SAN BERNARDINO CA 92408

ASMT: 404030013, APN: 404030013
EARL HASELRIG
PO BOX 1575
REDLANDS CA 92373

ASMT: 404030021, APN: 404030021
LISA BUSHHELL, ETAL
2535 ERIE ST
SAN DIEGO CA 92110

ASMT: 404030014, APN: 404030014
ALVARO SUAREZ LOPEZ
1726 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030022, APN: 404030022
MATTHEW WERBLAK
859 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404030015, APN: 404030015
MARLAINE ROBINSON, ETAL
1720 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404030023, APN: 404030023
TAMMIE MCDOWELL, ETAL
841 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404030024, APN: 404030024
CHRISTJAN EIRIKSSON, ETAL
C/O CHRIS EIRIKSSON
P O BOX 1101
YUCAIPA CA 92399

ASMT: 404032008, APN: 404032008
FEUERMAN FAMILY
5352 TOPEKA DR
TARZANA CA 91356

ASMT: 404030025, APN: 404030025
LYNN ROBERTS
805 CHERRY VALLEY ACRE
BEAUMONT, CA. 92223

ASMT: 404032009, APN: 404032009
AGNES MORANT
34595 CRENSHAW ST
BEAUMONT CA 92223

ASMT: 404030033, APN: 404030033
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

ASMT: 404032010, APN: 404032010
MING YU CHO, ETAL
1722 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404030036, APN: 404030036
TERESA BATRES, ETAL
877 CHERRY VALLEY ACRES
BEAUMONT CA 92223

ASMT: 404032011, APN: 404032011
DAVID FAIRINGTON, ETAL
C/O DAVID FAIRINGTON
1718 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404031001, APN: 404031001
EDDIE GONZALEZ, ETAL
1701 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032012, APN: 404032012
RITA SMITH, ETAL
P O BOX 1097
TWIN PEAKS CA 92391

ASMT: 404031002, APN: 404031002
JOSHUA COOK
1707 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032013, APN: 404032013
LORRIE SHULTS, ETAL
34521 VENTURE AVE
BEAUMONT CA 92223

ASMT: 404031003, APN: 404031003
MICHAEL BURLESON
1715 MIRANDA LN
BEAUMONT, CA. 92223

ASMT: 404032014, APN: 404032014
DAVID SOTO
1705 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404032015, APN: 404032015
SARAH ALLISON, ETAL
1711 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404071002, APN: 404071002
CHERYL WILLIAMS, ETAL
1696 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404032016, APN: 404032016
CORRI HOWARD, ETAL
1717 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404071003, APN: 404071003
JAMES CHRISTIE
1690 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404032017, APN: 404032017
CATHERINE SALMON
1721 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080007, APN: 404080007
PATRICIA RAMIREZ
1675 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404032018, APN: 404032018
MARIA MORA
1729 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080008, APN: 404080008
CINDY COLLINS
P O BOX 470
MANTON CA 96059

ASMT: 404032019, APN: 404032019
GLORIA PETTY ROZO, ETAL
1735 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080009, APN: 404080009
NICOLE GRAVES, ETAL
1683 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404032020, APN: 404032020
JOHANNA RIVERA, ETAL
1743 SHANE LN
BEAUMONT, CA. 92223

ASMT: 404080010, APN: 404080010
MICHAEL FRANKS, ETAL
1685 STONE CREEK RD
BEAUMONT CA 92223

ASMT: 404071001, APN: 404071001
BERTHA ZAMBRANA, ETAL
1698 PANTHER LN
BEAUMONT, CA. 92223

ASMT: 404080011, APN: 404080011
SYLVIA LOMELI PENA, ETAL
1687 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404080012, APN: 404080012
DOLORES MIRANDA
1689 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404080013, APN: 404080013
KATHERINE DAVIDSON, ETAL
219 16TH ST
SEAL BEACH CA 90740

ASMT: 404080014, APN: 404080014
SHIRLEY DENOS, ETAL
24622 ARTEMIA
MISSION VIEJO CA 92691

ASMT: 404080015, APN: 404080015
CATALINA GARCIA, ETAL
1692 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404080016, APN: 404080016
BRIAN MODAK, ETAL
1688 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404080017, APN: 404080017
MARTHA STACY, ETAL
1674 RAVENSWOOD RD
BEAUMONT CA 92223

ASMT: 404081001, APN: 404081001
STEVEN HARTRANFT
1684 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404081002, APN: 404081002
SILVINA CAMPOS
9449 MANGO AVE
FONTANA CA 92335

ASMT: 404081003, APN: 404081003
JULIETA MANZO
1676 STONE CREEK RD
BEAUMONT, CA. 92223

ASMT: 404090013, APN: 404090013
ANGELO MOLINA
1658 RAVENSWOOD RD
BEAUMONT, CA. 92223

ASMT: 404090014, APN: 404090014
M BATISTA, ETAL
12755 ROSS AVE
CHINO CA 91710

ASMT: 404090015, APN: 404090015
STI PROP
575 LEXINGTON AVE 10TH FL
NEW YORK NY 10022

ASMT: 404093001, APN: 404093001
JOLENE BABCOCK, ETAL
1665 RAVENSWOOD RD
BEAUMONT, CA. 92223

ASMT: 404100011, APN: 404100011
CATHERINE GIPOOR, ETAL
262 GRAND AVE
LONG BEACH CA 90803

ASMT: 404100012, APN: 404100012
ESTHER COTHROUN, ETAL
82099 SUNSET CT
INDIO CA 92201

ASMT: 404110018, APN: 404110018
MARGARET MINJARES, ETAL
11134 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404100013, APN: 404100013
VIVIANNE MCPHERSON
11211 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110019, APN: 404110019
MARK GUTEBIER
11138 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404100014, APN: 404100014
WILLIAM LATTIN
10669 JONATHAN AVE
CHERRY VALLEY CA 92223

ASMT: 404110020, APN: 404110020
TILLA CHADWICK, ETAL
11142 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110004, APN: 404110004
THOMAS SEXTON
3838 W LA VIDA AVE
ISALIA CA 93277

ASMT: 404110021, APN: 404110021
SUSAN TAYLOR, ETAL
11167 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404110015, APN: 404110015
SANDRA RILEY, ETAL
11120 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110022, APN: 404110022
DARLENE STEELE, ETAL
11168 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404110016, APN: 404110016
BETH GREY
11130 SUNNYSLOPE AVE
CHERRY VALLEY CA 92223

ASMT: 404110023, APN: 404110023
TIMOTHY WIRICK
240 MAPLE AVE STE E
BEAUMONT CA 92223

ASMT: 404110017, APN: 404110017
BERNICE BURDICK, ETAL
9446 AVENIDA ALTURA BELLA
CHERRY VALLEY CA 92223

ASMT: 404110024, APN: 404110024
LANCE ANGLIN
10660 MARTIN LN
CHERRY VALLEY CA 92223

ASMT: 404110025, APN: 404110025
SCOTT SHIMANO, ETAL
11211 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404120015, APN: 404120015
MICHELLE CLINES, ETAL
7572 ISLA ST
HEMET CA 92545

ASMT: 404110026, APN: 404110026
TABER KRIGBAUM, ETAL
11217 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404120016, APN: 404120016
GRACE MITCHELL, ETAL
1694 QUAIL SUMMIT
BEAUMONT, CA. 92223

ASMT: 404110027, APN: 404110027
VALERIE DEFORGE, ETAL
11231 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404120017, APN: 404120017
PATRICIA BARTH
1686 QUAIL SUMMIT
BEAUMONT, CA. 92223

ASMT: 404110028, APN: 404110028
YVONNE LOZANO
11212 SUNNYSLOPE AVE
CHERRY VALLEY CA 92223

ASMT: 404120018, APN: 404120018
MARY HAMBELTON, ETAL
1678 QUAIL SUMMIT
BEAUMONT, CA. 92223

ASMT: 404110029, APN: 404110029
DOLORES KOLTHOFF
11233 CHERRY AVE
BEAUMONT, CA. 92223

ASMT: 404120019, APN: 404120019
KATHRYN RHEE, ETAL
1672 QUAIL SUMMIT
BEAUMONT, CA. 92223

ASMT: 404110030, APN: 404110030
BARBARA BRANCATO, ETAL
11248 SUNNYSLOPE AVE
BEAUMONT, CA. 92223

ASMT: 404120020, APN: 404120020
PATRICK SANCHEZ, ETAL
1660 QUAIL SUMMIT
BEAUMONT, CA. 92223

ASMT: 404120014, APN: 404120014
M ARCHANGEL INC
P O BOX 90425
CITY OF INDUSTRY CA 91715

ASMT: 404120027, APN: 404120027
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