

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

104B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 12, 2013

SUBJECT: TENTATIVE PARCEL MAP NO. 35864 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies - Fifth/First Supervisorial District - Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail - REQUEST - The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on May 20, 2013.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42028**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 35864, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syme Luna
Carolyn Syme Luna
Planning Director

Initials: CSL:da
(Continued On Attached Page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 2, 2013
xc: Planning, Application

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

Prev. Agn. Ref.

District: 5/1

Agenda Number:

1-2

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Dep't Recomm.: ☐ Policy

☒ Consent

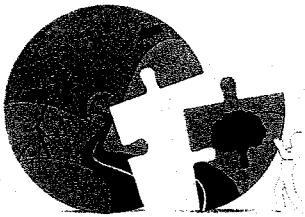
Per Exec. Ofc.: ☐ Policy

☐ Policy

☒ Consent

☐ Policy

BACKGROUND: At the May 6, 2013 Director's Hearing a neighbor to the south of project site raised a question on how access to their property was being addressed. The project was continued to May 20, 2013 in order for the Transportation Department to clarify the condition that addresses the right-of-way dedication (50.TRANS.4) and to allow the applicant additional time to review the modified condition. The Transportation Department modified condition of approval 50.TRANS.4 to indicate that the right-of-way dedication extends up to APN 257-230-006 and the project was approved at the May 20, 2013 Director's Hearing.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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 Inland Road
Palm Desert, California 92211

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

EA42028/PM35864

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Chad Davies

Project Applicant

9233 Gawn Trail, Moreno Valley, CA 92557

Address

The project site is located southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

Project Location

The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$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

[Signature]
Board Assistant
Title

[Signature]
Date

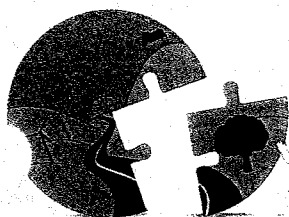
Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 3/25/2013
Y:\Planning Case Files\Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\NOD Form.PM35864.docx

Please charge deposit fee case#: ZEA42028 ZCFG5379 . \$2,220.25

FOR COUNTY CLERK'S USE ONLY

JUL 02 2013 1-2



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM35864

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: Damaris Abraham Title: Project Planner Date: March 25, 2013

Applicant/Project Sponsor: Chad Davies Date Submitted: August 26, 2008

ADOPTED BY: Planning Director

Person Verifying Adoption: [Signature] Date: 7/2/13

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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PM35864.docx

Please charge deposit fee case#: ZEA42028 ZCFG5379 \$2,220.25

FOR COUNTY CLERK'S USE ONLY

JUL 02 2013 1-2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0809001

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

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

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

Received from: DAVIES CHAD \$64.00
paid by: CK 364
CALIFORNIA FISH & GAME FOR EA42028
paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER Aug 26, 2008 12:09
posting date Aug 26, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1111081

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

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

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

Received from: DAVIES CHAD
paid by: RC 3018

\$2,101.50

CALIFORNIA FISH & GAME FOR EA42028
paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 01, 2011 16:15
GLKING posting date Dec 01, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1305261

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

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

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

Received from: DAVIES CHAD
paid by: MC 68672Z

\$54.75

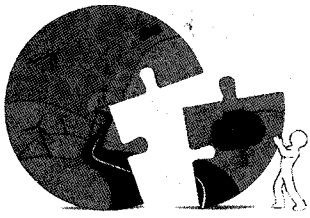
CALIFORNIA FISH & GAME FOR EA42028

paid towards: CFG05379 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 11, 2013 08:26
MGARDNER posting date Jun 11, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

104B

DATE: June 12, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office Dm

SUBJECT: TENTATIVE PARCEL MAP NO. 35864

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG5379)

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

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: **2.5**
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth/First
Project Planner: Damaris Abraham
Director's Hearing: May 20, 2013
Continued from: May 6, 2013

TENTATIVE PARCEL MAP NO. 35864
Environmental Assessment No. 42028
Applicant: Chad Davies
Engineer/Representative: Andrew Orosco

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

The project site is located southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

FURTHER PLANNING CONSIDERATIONS:

May 20, 2013

At the May 6, 2013 Director's Hearing a neighbor to the south of project site raised a question on how access to their property was being addressed. The project was continued to May 20, 2013 in order for the Transportation Department to clarify the condition that addresses the right-of-way dedication (50.Trans.4) and to allow the applicant additional time to review the modified condition. The Transportation Department has modified condition of approval 50.Trans.4 to indicate that the right-of-way dedication extends up to APN: 257-230-006.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north
Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west
Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east |
| 3. Existing Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) |
| 5. Surrounding Zoning: | Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west
Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south |
| 6. Existing Land Use: | Vacant |
| 7. Surrounding Land Use: | Single family residences on large lots to the north, east, and west
Vacant to the south |
| 8. Project Data: | Total Acreage: 20.57 |

D.M.

Total Proposed Parcels: 2
Proposed Min. Parcel Size: 8.42 Acres
Schedule: "H"

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42028**, 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. 35864**, 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 Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Reche Canyon/Badlands Area Plan.
2. The proposed 8.4 acre Parcel 1 exceeds the 2 acre minimum parcel size required by the Rural Community: Estate Density Residential designation and the proposed 12.1 acre Parcel 2 exceeds the 10 acre minimum parcel size required by the Rural: Rural Mountainous designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.
4. The zoning for the subject site is Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼).
5. The proposed subdivision of 20.57 acres into two (2) residential parcels with a minimum size of 8.42 gross acres is consistent with the required lot area dimensions and development standards set forth in the R-A-2¼ zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.
7. Single family residences are located within the project vicinity and the project is near the Box Springs Mountain Reserve.
8. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be

prepared and filed together with the recordation of the final map. The project fulfills these requirements.

9. Environmental Assessment No. 42028 identified the following potentially significant impacts:

- | | |
|----------------------------------|------------------------------|
| a. Biological Resources | d. Hydrology/Water Quality |
| b. Geology/Soils | e. Utilities/Service Systems |
| c. Hazards & Hazardous Materials | |

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) 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, as conditioned, will not preclude reserve design and is in conformance with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

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 Fault Zone;
 - b. A Flood Zone; or,
 - c. A City sphere of influence.
3. The project site is located within:
 - a. A High Fire Area;
 - b. An area susceptible to subsidence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Moreno Valley Unified School District; and,
 - e. An area with very low liquefaction potential.

4. The subject site is currently designated as Assessor's Parcel Number 257-220-017.

DA:da

Y:\Planning Case Files-Riverside office\PM35864\DH-PC-BOS Hearings\DH-PC\Staff Report.PM35864.5.20.13.docx

Date Prepared: 02/25/13

Date Revised: 05/09/13

PM35864



Selected parcel(s):
257-220-017

LEGEND

SELECTED PARCEL



INTERSTATES

HIGHWAYS



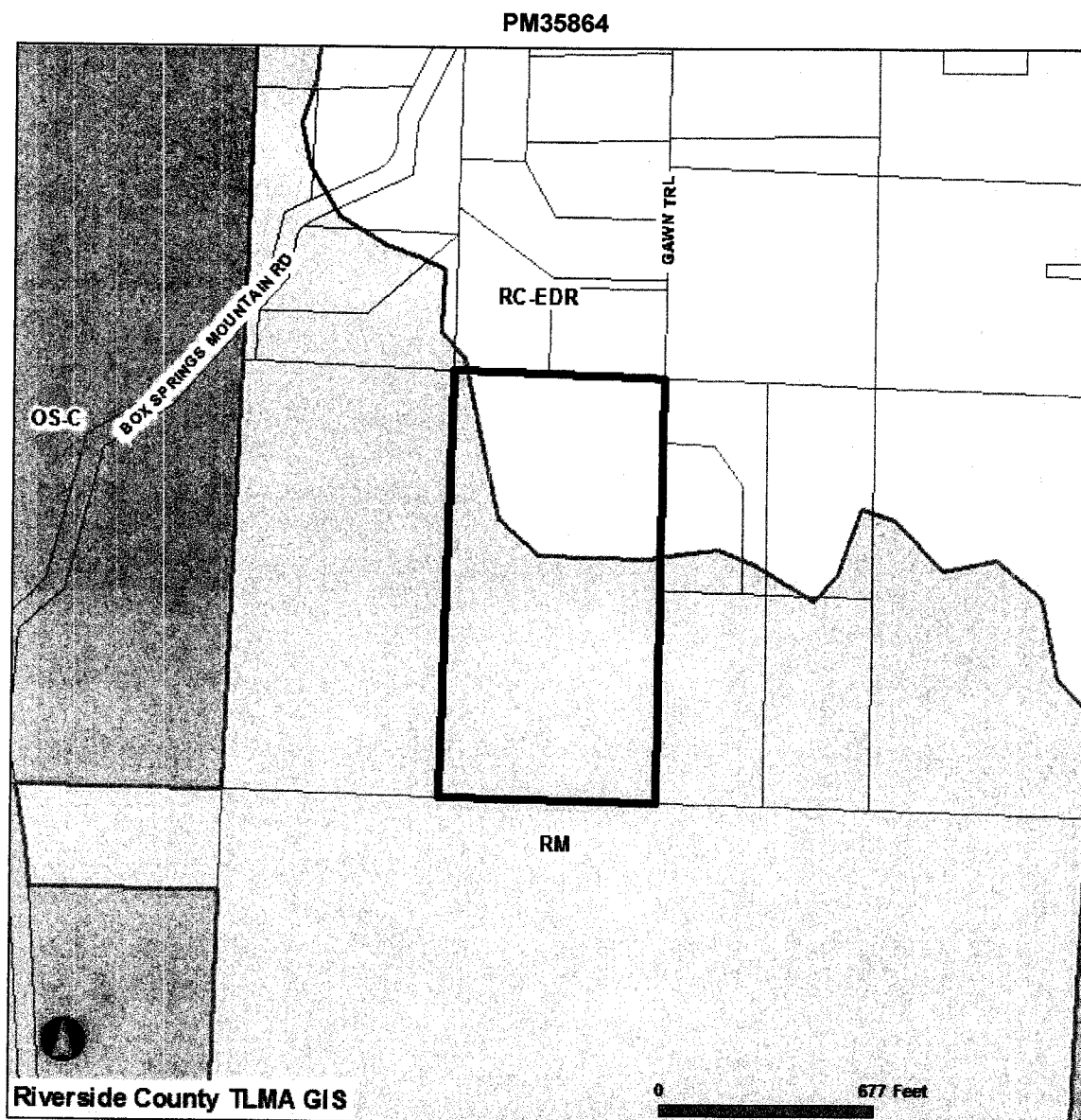
PARCELS

IMPORTANT

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.

REPORT PRINTED ON...Mon Mar 25 09:09:36 2013

Version 121101



Selected parcel(s):
257-220-017

LAND USE

☐ SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

OS-C - CONSERVATION

EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL

RM - RURAL MOUNTAINOUS

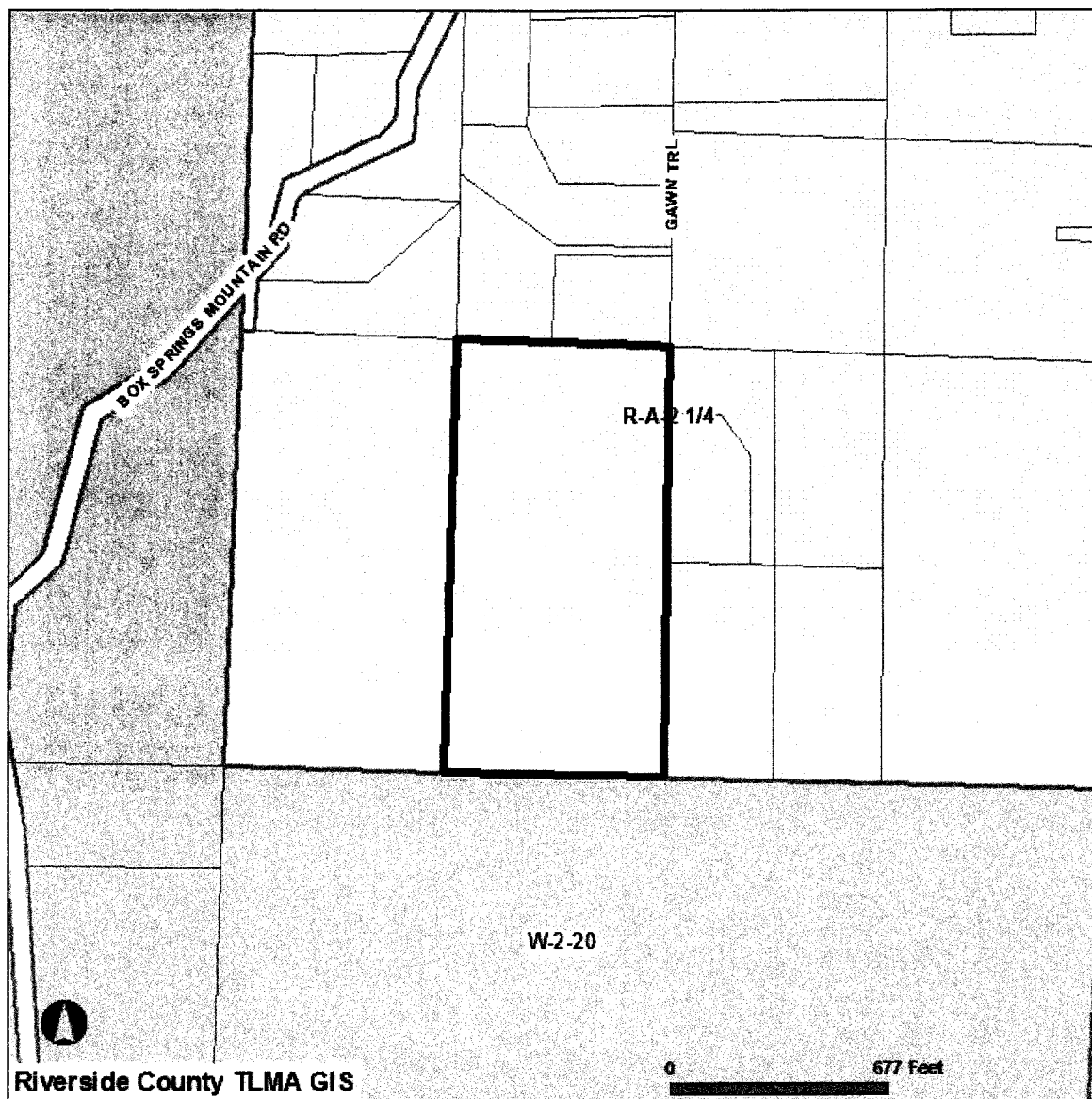
IMPORTANT

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.

REPORT PRINTED ON...Mon Mar 25 09:11:09 2013

Version 121101

PM35864



Selected parcel(s):
257-220-017

ZONING

<input type="checkbox"/> SELECTED PARCEL	INTERSTATES	HIGHWAYS	PARCELS
<input type="checkbox"/> ZONING BOUNDARY	R-A-2 1/4	W-2-20	

IMPORTANT

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.

REPORT PRINTED ON...Mon Mar 25 09:13:22 2013

Version 121101

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42028
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35864
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Chad Davies
Applicant's Address: 9233 Gawn Trail, Moreno Valley, CA 92557
Engineer's Name: Andrew Orosco
Engineer's Address: P.O. Box 1249, Riverside, CA 92502

I. PROJECT INFORMATION

A. Project Description:

The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

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

C. Total Project Area: 20.57 Gross Acres

Residential Acres: 20.57	Lots: 2	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 257-220-017

E. Street References: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 West, Section 22

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of well-defined ridges and natural watercourses with Riparian habitat that traverse the property with tributary drainage areas of approximately 74 acres from the south and west; with elevations ranging from 2,004 feet to 2,396 feet above mean sea level. Vegetation on the project site consists of Chaparral, Coastal Sage Scrub, and Grassland. The project site is currently vacant; surrounding land uses include single family residences on large lots to the north, east, and west and vacant to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designation and all other applicable policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Reche Canyon/Badlands

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

D. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and west, and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the east.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Damaris Abraham
Signature

March 25, 2013
Date

Damaris Abraham
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 General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered rural residences and open space. The proposed project will include the construction of rural residences similar to the residences in the area. In addition, the project will be developed pursuant to the Countywide Design Standards and Guidelines. Therefore, 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) According to GIS database, the project site is located 49.44 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

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

b) Expose residential property to unacceptable light levels?

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map will ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

d) Involve other changes in the existing environment which, due to their location or nature, could result in

<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
--------------------------------------	--	---------------------------------------	--------------

conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

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

development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

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

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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

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

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

Source: GIS database, WRCMSHCP, Environmental Programs Division Review, HANS01855

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01855) and a Joint Project Review (JPR) was completed and concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.

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

b-c) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group B, Criteria Cell Numbers 368 and 457. According to HANS01855, no conservation is described for this property. However, in order to insure protection of on-site Riparian features, the project has been conditioned that an Environmental Constraint Sheet (ECS) that clearly maps and labels the "Riparian/Riverine Area" shall be prepared and filed together with the recordation of the final map. The ECS must include the acreage of the features. A note must also be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) In order to insure protection of Riparian features, an Environmental Constraint Sheet (ECS) must be prepared. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: An Environmental Constraint Sheet (ECS) shall be prepared and shall clearly map and label the "Riparian/Riverine Area" and shall include the acreage of the features. A note shall be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area". (COA 10.EPD.1, 50.EPD.1, and 60.EPD.1)

Monitoring: Mitigation monitoring will occur 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site, and the project site is currently vacant and does not propose the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are

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

discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, PD-A-4648

Findings of Fact:

a-b) Per the archeological study and the County Archeologist's review of the project, no archeological sites are known to exist on or near the site. If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.7) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.6) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

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

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

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

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.5) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

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

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

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

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

Findings of Fact:

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

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, the project site is located in an area with a low liquefaction potential. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

☐
☐
☒
☐

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a high potential for landsliding. In addition, numerous rock and boulder outcrops present a potential rockfall hazard for development at the site. An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and

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

landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, and 60.PLANNING.21) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: An environmental constraints sheet shall be prepared and shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, prior to issuance of grading permits a geologic hazards report that addresses the rockfall and landslide hazard for this site shall be submitted to the County Geologist for review and approval. (COA 10.PLANNING.24, 50.PLANNING.25, 60.PLANNING.21)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

15. Ground Subsidence

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

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

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?

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

Source: Project Application Materials, County Geologist review

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<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
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change 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 or create a slope higher than 10 feet.

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 (2007), 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, 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.

c) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map

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

#35864 based on West Coast Sanitation's Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.E HEALTH. 2) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

19. Erosion

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐ ☐ ☒ ☐

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

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: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 2 residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 primary units, 4 if all parcels also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

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.

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

Source: Project Application Materials

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, 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 project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet for the map with the notation that the project is within a hazardous fire area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in The Riverside County Ordinance No. 787.2. (COA 50.FIRE.1) In addition, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1).

Mitigation: The ECS shall note that the project site is located within a Hazardous fire area. Additionally, the Fire Department shall review and approve building setbacks, water, and access for new single family dwellings. (COA 50.FIRE.1, 50.FIRE.2, 50.FIRE.3, 50.FIRE.5, 50.FIRE.8, 60.FIRE.1, and 80.FIRE.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b) The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Riverside County Flood Control District for review. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 5) The impact is considered less than significant with mitigation incorporated.

c) The proposed tentative parcel map will ultimately lead to the development of one single family residence on each of the two proposed parcels. As indicated on the tentative map, the development of the residences will require the installation and usage of wells for potable water. The County has no records identifying any existing problems relative to local groundwater resources or the lowering of the local groundwater table levels. It has been concluded that the construction of additional wells for residential use in an area with scattered large lot single family development and vacant properties, and without any known groundwater issues, will not lead to the substantial depletion of groundwater supplies or lower groundwater tables. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination

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

System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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: A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Riverside County Flood Control District for review. (COA 10.FLOOD RI.1, 50.FLOOD RI. 2, and 50.FLOOD RI.5)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains

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

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

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

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites. A 50-foot wide "Flood Hazard Area", centered

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

on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) The impact is considered less than significant with mitigation incorporated.

b-c) A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1) The impact is considered less than significant with mitigation incorporated.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. (COA 10.FLOOD RI.1 and 50.FLOOD RI. 2) Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Riverside County Flood Control District for review. (COA 60.FLOOD RI. 1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

LAND USE/PLANNING Would the project

27. Land Use

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

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

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

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

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

Findings of Fact:

a) The Tentative Parcel Map is a subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. The subdivision is consistent with the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) land use designations. The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no significant 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 are required.

28. Planning

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

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

Findings of Fact:

a) The proposed project is currently zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼). The development, subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively, is consistent with the standards for the zone. The project will have no significant impact.

b) The site is surrounded by land which is zoned Residential Agricultural – 2 and ¼ Acre Minimum (R-A-2¼) to the north, east, and west, and Controlled Development Areas – 20 Acre Minimum (W-2-20) to the south. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) The project site is surrounded single family residences on large lots to the north, east, and west and vacant land to the south. The project is proposing two single family residential parcels with 8.42 acres and 12.12 acres in size which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The project is proposing to subdivide 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres respectively. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: On-site Inspection, Project Application Materials

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

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

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Affect a County Redevelopment Project Area?

☐ ☐ ☐ ☒

e) Cumulatively exceed official regional or local population projections?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The proposed project site is currently vacant and will not necessitate the construction or replacement of housing elsewhere. No impacts are anticipated.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools ☐ ☐ ☒ ☐

Source: Moreno Valley Unified School District correspondence, GIS database

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

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Moreno Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.20) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

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?

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

b) Would the project include the use of existing

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

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

Findings of Fact:

- a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.
- c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Since the project is to be served water by well, pump, and water tanks, prior to building permit issuance, a water supply permit that shows a satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological), proof that there is adequate quantity to include fire flow and available for intended development will be required to be submitted to the Department of Environmental Health. (COA 80.E HEALTH.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Prior to issuance of building permits, a water supply permit shall be submitted to the Department of Environmental Health for review. (COA 80.E HEALTH.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for each lot of Parcel Map #35864 based on West Coast Sanitation's Soils Percolation Report Project #160708-GA, dated 7/1/2008. Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual. 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. (COA 80.E HEALTH. 2) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: Upon building submittal, at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record showing the location of all applicable detail as required in the DEH Technical Guidance Manual shall be submitted to DEH for review. 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. (COA 80.E HEALTH. 2)

Monitoring: Mitigation monitoring will occur during the Building and Safety Plan check process.

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:

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

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

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:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

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:

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

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.

VI. EARLIER ANALYSES

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

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

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

Revised: 4/9/2013 9:25 AM
EA.PM35864

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

FINAL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35864, shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35864, Amended No. 2, dated January 13, 2011.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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.

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE 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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

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

RECOMMND

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

EPD DEPARTMENT

10.EPD. 1 EPD- ECS

RECOMMND

In order to insure protection of Riparian features an Environmental Constraint Sheet (ECS) must be prepared and included with all transmitted exhibits. The ECS must clearly map and labeled the "Riparian/Riverine Area" and must include the acreage of the features. A note must be shown on the ECS that states, "Riparian/Riverine Area Not to be Disturbed, no grading permits or any site disturbance may occur in the restricted area"

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 10/14/09

RECOMMND

Parcel Map No. 35864 proposes a Schedule H subdivision of 20.57 gross acres into two (2) parcels. The site is located Reche Canyon/Badlands area, east of Box Springs Mountain Road and south of Gawn Trail.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site currently receives storm runoff from the south and west from tributary drainage areas of approximately 74 acres. The watercourses run through both parcels. There is adequate area outside of the natural watercourses for building sites.

A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall be delineated on the environmental constraint sheet. The natural watercourses and Flood Hazard Area shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 10/14/09 (cont.)

RECOMMND

must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

The site is located within the bounds of the Sunnymead Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$6,133 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2

MAP WELL DEFINED WATERCOURSES

RECOMMND

The topography of the area consists of well defined ridges and natural watercourses which traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

10.FLOOD RI. 3

MAP PERP DRAINAGE PATTERNS

RECOMMND

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

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

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

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

MAP - LC LANDSCAPE SPECIES

RECOMMND

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

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

10.PLANNING. 6 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

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.PLANNING. 6

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 7

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

3.Further ground disturbance shall not resume within the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9 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. 10 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. 15 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 2 1/4 Acre Minimum (R-A-2 1/4) zoning classification.

10.PLANNING. 18 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. 19 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

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

10.PLANNING. 20

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. 22

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.

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - ROCKFALL/LANDSLIDE

RECOMMND

THIS SITE IS MAPPED BY THE COUNTY'S GENERAL PLAN AS HAVING A HIGH POTENTIAL FOR LANDSLIDING. IN ADDITION, NUMEROUS ROCK AND BOULDER OUTCROPS PRESENT A POTENTIAL ROCKFALL HAZARD FOR DEVELOPMENT AT THE SITE. THESE POTENTIAL HAZARDS SHALL BE ADDRESSED DURING SITE GRADING AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET. IN ADDITION, AND ENVIRONMENTAL CONSTRAINTS SHEET (ECS) SHALL BE PREPARED RELATIVE TO THIS POTENTIAL HAZARD, AS DESCRIBED ELSEWHERE IN THIS CONDITIONS SET.

TRANS DEPARTMENT

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

RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT

RECOMMND

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

FINAL MAP Parcel Map #: PM35864

Parcel: 257-220-017

10. GENERAL CONDITIONS

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5

MAP - R-O-W EXCEEDS/VACATION

RECOMMND

If the existing right-of-way along Gawn Trail (bulb sliver) exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP- SHOW ECS

RECOMMND

In order to insure protection or riparian resources an Environmental Constraint Sheet (ECS) must be shown and included with all transmitted exhibits. The ECS must

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.EPD. 1 MAP- SHOW ECS (cont.)

RECOMMND

clearly map and labeled the "Riparian/Riverine Area not to be Disturbed" and must include the acreage of the features. The following notes must shown on the ECS:

"All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions

All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64

No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Environmental Programs Department. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

FIRE DEPARTMENT

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

RECOMMND

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

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 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

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

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. 4 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. 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.

50.FIRE. 8 MAP-#8-ECS-WATER TANK/WELL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP DELINEATE WC ON ECS (AC) RECOMMND

The natural watercourse(s) which drain(s) a watershed of 74 acres or more shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A 50-foot wide "Flood Hazard Area", centered on the watercourse, shall also be delineated and labeled on the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP DELINEATE WC ON ECS (AC) (cont.) RECOMMND

environmental constraint sheet stating "The watercourse and Flood Hazard Area must be kept free of all buildings and obstructions, including building pads".

50.FLOOD RI. 4 MAP ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 5 MAP SUBMIT PLANS RECOMMND

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

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

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.)

RECOMMND

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 8.42 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 1/4 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. 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. 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

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.)

RECOMMND

divider's successor-in-interest.

50.PLANNING. 25 MAP - ECS ROCKFALL/LANDSLIDE

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR

RECOMMND

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

50.TRANS. 2 MAP - VACATION/SUR

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Gawn Trail (cul-de-sac bulb sliver). Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

50.TRANS. 4 MAP - R-O-W DEDICATED 1/SUR

RECOMMND

Sufficient public street right-of-way along the extension of Gawn Trail shall be dedicated for public use to provide for a 30 foot half width right-of-way and applicant shall provide a centerline study profile as approved by the Director of Transportation. Sufficient right-of-way dedication of 30 foot half-width right-of-way shall extend up to APN: 257-230-006 for ingress and egress of APN: 257-230-006 to County paved road.

50.TRANS. 5 MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) at the intersection of Gawn Trail and Box Springs Mountain Road in accordance with County standard and as directed by the Transportation Department.

50.TRANS. 6 MAP-DEDICATIONS/ACCEPTANCE/SUR

RECOMMND

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

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

50.TRANS. 7 MAP - ACCESS RD/AGG. CONST

RECOMMND

An access road from the northern project boundary to existing AC paved section of Gawn Trail (APN: 257-220-033) shall be constructed with 24' of acceptable aggregate base (0.33' thick) on a 32' graded section within a 60' full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ACCESS RD/AGG. CONST (cont.)

RECOMMND

Transportation Department. The applicant shall be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Gawn Trail to existing AC paved portion of Gawn Trail (APN: 257-220-033).

50.TRANS. 8 MAP - AGGREGATE/32' GRADED

RECOMMND

Gawn Trail along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 30 foot graded section within a 30 foot half-width dedicated right-of-way as approved by the Transportation Department.

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.

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - SHOW ECS

RECOMMND

Prior to issuance of any grading permit, 50. EPD. 1 Condition of Approval, requiring the recordation of the Environmental Constraint Sheet (ECS) for the protection of riparian resources, shall be recorded and considered met by EPD staff. The Riparian/Riverine Area Not to Be Disturbed, as identified on the Parcel Map and the ECS, shall be mapped and shown on all grading plans to the satisfaction of EPD. If you have any questions please contact EPD biologist Jared Bond, directly at 951-955-0314 or via email at jbond@rctlma.org

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 3 MAP ADP FEES

RECOMMND

PM35864 is located within the limits of the Sunnymead Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP ADP FEES (cont.)

RECOMMND

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

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. 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.

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.

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - ROCKFALL/LANDSLIDE

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS, THE DEVELOPER SHALL SUBMIT A GEOLOGIC HAZARDS REPORT THAT ADDRESSES THE ROCKFALL AND LANDSLIDE HAZARD MAPPED ON THIS SITE UNDER THE COUNTY'S GENERAL PLAN. THIS REPORT SHALL INCLUDE APPROPRIATE MITIGATION RECOMMENDATIONS FOR THESE HAZARDS, AT A MINIMUM. THIS REPORT WILL REQUIRE REVIEW AND APPROVAL BY THE COUNTY GEOLOGIST PRIOR TO ISSUANCE OF GRADING PERMITS.

60.PLANNING. 22 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 20.57 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.

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.

Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

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

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.

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

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

80.E HEALTH. 2 ENV HEALTH CLEARANCER REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35864 based on West Coast Sanitation's Soils Percolation Report Project#160708-GA dated 7/1/2008.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 DEH SITE EVALUATION REQUIRED

RECOMMND

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

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

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES

RECOMMND

PM35864 is located within the limits of the Sunnymead Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

CEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP ADP FEES (cont.)

RECOMMND

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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 Moreno Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes

05/09/13
10:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - SKR FEE CONDITION (cont.)

RECOMMND

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 20.57 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
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 14, 2009

TO

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

Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D., Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
P.D. Archaeology Section-L. Mouriquand

TENTATIVE PARCEL MAP NO. 35864, AMENDED NO. 1 – EA42028 – Applicant: Chad Davies – Engineer/Representative: Andrew Orosco – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon / Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 20.57 Gross Acres – Zoning: Residential Agricultural – 2 1/4 Acre Minimum (R-A-2 1/4) – REQUEST: The **Tentative Parcel Map requests a schedule 'H' subdivision of 20.57 gross acres into two (2) parcels. – APN: 257-220-017**
Note: Previous submittal proposed a subdivision to four (4) parcels.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 15, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner (951) 955-4641, or e-mail at jhorn@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 - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 12, 2008

TO:

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

Co. Geologist
Environmental Programs Dept.
P.D. Archaeologist
P.D. Trails Coordinator – J. Jolliffe
Riv. Transit Agency
Riv. Co. Sheriffs Dept.
Riv. Co. Waste Management Dept.
Moreno Valley Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas
Eastern Information Center (UCR)
United States Postal Service. San Bern.

TENTATIVE PARCEL MAP NO. 35864 – EA42028 – Applicant: Chad Davies – Engineer/Representative: Andrew Orosco – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon / Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 20.57 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) – REQUEST: The **Tentative Parcel Map requests a schedule 'H' subdivision of 20.57 gross acres into four (4) parcels. The minimum proposed parcel size is two (2) gross acres. – APN: 257-220-017**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 9, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections the case can be scheduled for a public hearing.

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

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE: ➤

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 2435064 DATE SUBMITTED: 8/26/08

APPLICATION INFORMATION

Applicant's Name: CHAD DAVIES E-Mail: HEIDISAR@HOTMAIL.COM

Mailing Address: 9233 GAWN TRAIL
MORENO VALLEY CALIFORNIA 92557
City State ZIP

Daytime Phone No: (909) 645-3777 Fax No: (951) 276-1773

Engineer/Representative's Name: ANDREW OROSCO LS. 5491 E-Mail: a.orosco@calsurvinc.com

Mailing Address: PO BOX 1249
RIVERSIDE CA 92502
City State ZIP

Daytime Phone No: (951) 788-8357 Fax No: (951) 788-8200

Property Owner's Name: SAM + MARGARET MICCI E-Mail: _____

Mailing Address: 9135 GAWN TRAIL
MORENO VALLEY CA 92557
City State ZIP

Daytime Phone No: (951) 781 9574 Fax No: () _____

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

CHAD DAVIES

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.

SAM MICELI

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MARGARET MICELI

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 257-220-017

Section: 22 Township: T2SR Range: R4W

Approximate Gross Acreage: 20.75

General location (cross streets, etc.): North of _____, South of
BOX SPRINGS MTN ROAD, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2002 868 J-3

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

DIVIDE 20AC INTO 4 PARCELS.

SCHEDULE 'H' SUBDIVISION

Related cases filed in conjunction with this request:

ERP 1823

HANS 1855

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: HANS 1855 BIO STUDY

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 3000 FT

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) 1.5 MILES

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 100 CU.YDS

Estimated amount of fill = cubic yards 100 CU.YDS

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

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

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

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

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

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☒ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 08-15-08

Owner/Representative (2) _____ Date _____

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 35864 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies – Fifth/First Supervisorial District – Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail – **REQUEST** - The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
May 6, 2013
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.rctlma.org/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2013.

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

APN (s) or case numbers Pm 35864 For

Company or Individual's Name Planning Department.

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

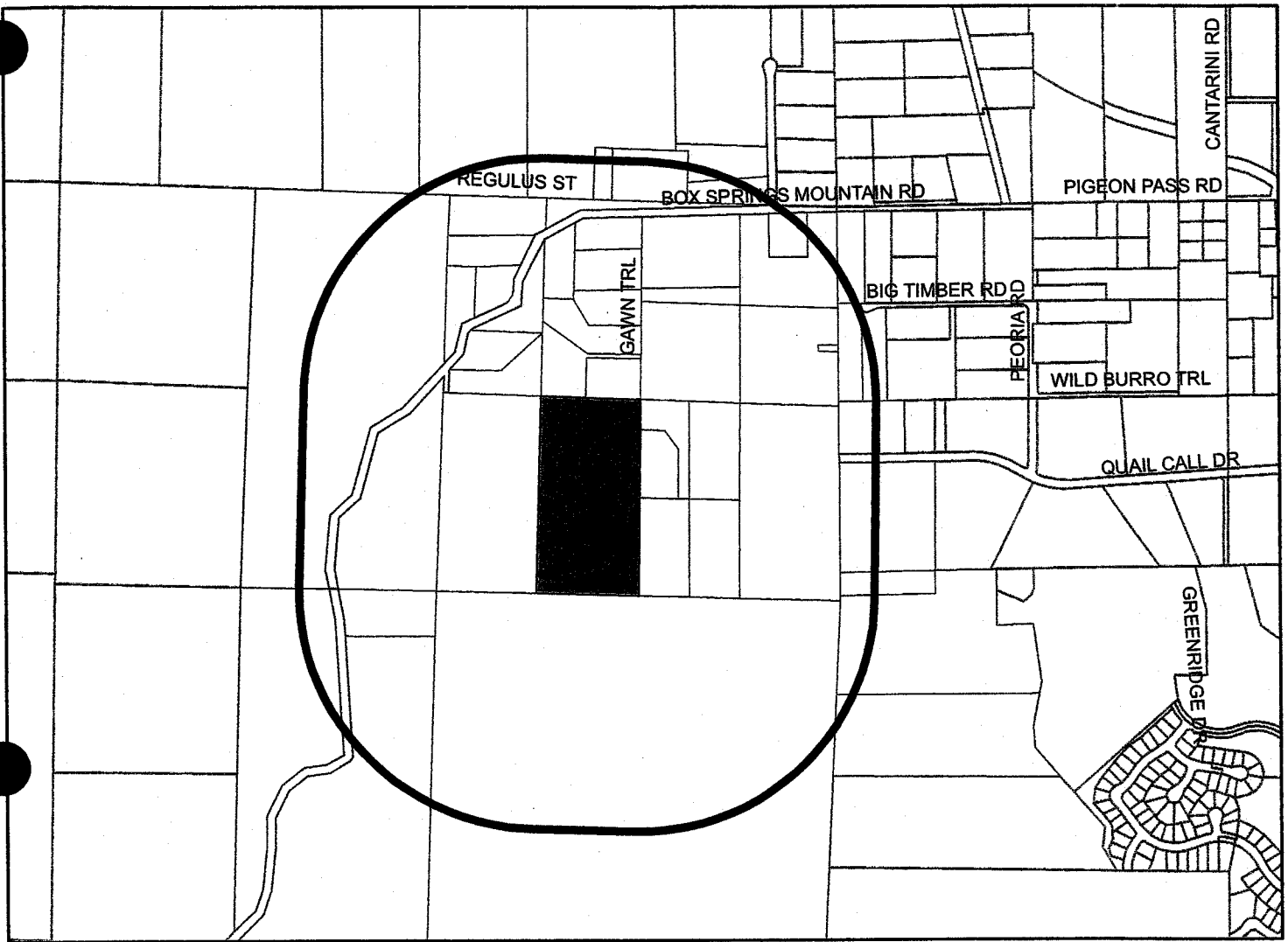
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ DB
Copies
9/20/2013*

PM35864 (1600 feet buffer)



Selected Parcels

257-220-021	259-200-049	257-230-004	257-210-023	257-210-024	257-230-006	257-220-011	257-220-034	257-210-003	257-220-051
257-220-059	257-220-029	257-220-039	257-210-002	257-220-008	257-220-042	257-220-043	257-210-006	257-220-025	257-190-005
259-210-016	259-200-050	257-220-028	257-220-009	257-220-007	257-220-058	257-220-033	257-190-004	257-220-053	257-220-054
257-220-055	257-220-056	257-220-057	259-210-004	259-240-025	259-240-027	257-220-003	257-220-004	257-230-003	257-230-005
257-220-030	257-220-010	259-200-001	257-220-017	257-220-031	257-220-035	257-220-040	257-220-048	259-210-021	257-220-027
257-220-024									



1,000 500 0 1,000 Feet

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



ASMT: 257190004, APN: 257190004
JACQUELINE BANKS, ETAL
24801 PLUMTREE CT
MORENO VALLEY CA 92557

ASMT: 257220008, APN: 257220008
ERIC LONGORIA
9210 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257190005, APN: 257190005
GLORIA GONZALEZ
10994 SAN MATEO PL
RANCHO CUCAMONGA CA 91701

ASMT: 257220009, APN: 257220009
LANDEROS RACING STABLES
C/O JORGE LANDEROS
13221 NORTON AVE
CHINO CA 91710

ASMT: 257210002, APN: 257210002
MARIA CUEVAS, ETAL
9228 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220010, APN: 257220010
ROY BLECKERT
C/O ROY A BLECKERT III TRUSTEE
11740 FRANKLIN
MORENO VALLEY CA 92557

ASMT: 257210003, APN: 257210003
CONNIE WESTERVOORDE, ETAL
STE 110 PMB 141
23571 SUNNYMEAD RANCH
MORENO VALLEY CA 92557

ASMT: 257220011, APN: 257220011
CARLOS CORONA
21987 QUAIL CALL DR
MORENO VALLEY CA 91957

ASMT: 257210006, APN: 257210006
GARY MACKENZIE
P O BOX 155
LA CANADA CA 91012

ASMT: 257220021, APN: 257220021
EARNESTINE JONES, ETAL
9303 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257210023, APN: 257210023
MARGARITA PRIETO, ETAL
8965 RUNNING GUN LN
MORENO VALLEY, CA. 92557

ASMT: 257220024, APN: 257220024
KRISTY ZIMMERMAN, ETAL
9015 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220007, APN: 257220007
PHILIP WILKE, ETAL
9219 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220025, APN: 257220025
GEORGIA CARLISLE
9091 GAWN TR
MORENO VALLEY, CA. 92557



ASMT: 257220027, APN: 257220027
TERRANCE BRENNAN
44980 VIEJO DR
HEMET CA 92544

ASMT: 257220039, APN: 257220039
DENNIS REEVE
9275 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220028, APN: 257220028
SANDRA ARBAUGH, ETAL
9262 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220043, APN: 257220043
GARY CARPENTER
9259 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220029, APN: 257220029
CHRISTOPHER YNOSTROZA
4008 HAVENHURST
RIVERSIDE CA 92507

ASMT: 257220057, APN: 257220057
MICHAEL CHRISTIAN
2675 THIRD ST STE K
RIVERSIDE CA 92507

ASMT: 257220030, APN: 257220030
ROBERT PEREZ
3750 CASTLE OAK DR
RIVERSIDE CA 92505

ASMT: 257220058, APN: 257220058
LINDA CHRISTIAN
9235 BOX SPRINGS MOUNTAIN
MORENO VALLEY CA 92557

ASMT: 257220031, APN: 257220031
MARGARET MICELI, ETAL
9135 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220059, APN: 257220059
DEBRA SCHONK, ETAL
9890 RUNNING GUN LN
MORENO VALLEY CA 92557

ASMT: 257220034, APN: 257220034
HEIDI DAVIES, ETAL
9233 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230004, APN: 257230004
AMY HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220035, APN: 257220035
SANDRA GOULD
9231 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230005, APN: 257230005
RIVERSIDE COUNTY PARK FACILITIES CORP
P O BOX 3507
RIVERSIDE CA 92519



ASMT: 257230006, APN: 257230006
DEELLEN WILFORD, ETAL
P O BOX 67
ALANREED TX 79002

ASMT: 259200001, APN: 259200001
CAROL BLECKERT, ETAL
11740 FRANKLIN ST
MORENO VALLEY CA 92557

ASMT: 259200049, APN: 259200049
LAURA COWEN, ETAL
22133 BIG TIMBER RD
MORENO VALLEY CA 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259210016, APN: 259210016
LINDA MILLER, ETAL
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210021, APN: 259210021
SHARON DAWSON
C/O SHARON SCOTT
22105 QUAIL CALL DR
MORENO VALLEY CA 92557

ASMT: 259240027, APN: 259240027
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507

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

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

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

Moreno Valley Unified School District
25634 Alessandro Blvd.
Moreno Valley, CA 92553-4916

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

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

Moreno Valley City Hall
14177 Frederick St.
Moreno Valley, CA 92553

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557

Applicant:
Chad Davies
9233 Gawn Trail
Moreno Valley, CA 92557

Eng-Rep:
Andrew Orosco
P.O. Box 1249
Riverside, CA 92502

Owner:
Sam and Margaret Miceli
9135 Gawn Trail
Moreno Valley, CA 92557

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 35864 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Chad Davies – Fifth/First Supervisorial District – Location: Southerly of Box Springs Mountain Road and at the southwesterly terminus of Gawn Trail – **REQUEST** - The Tentative Parcel Map is a Schedule "H" subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
May 6, 2013
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at http://www.rctlma.org/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2013,

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

APN (s) or case numbers Pm 35864 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

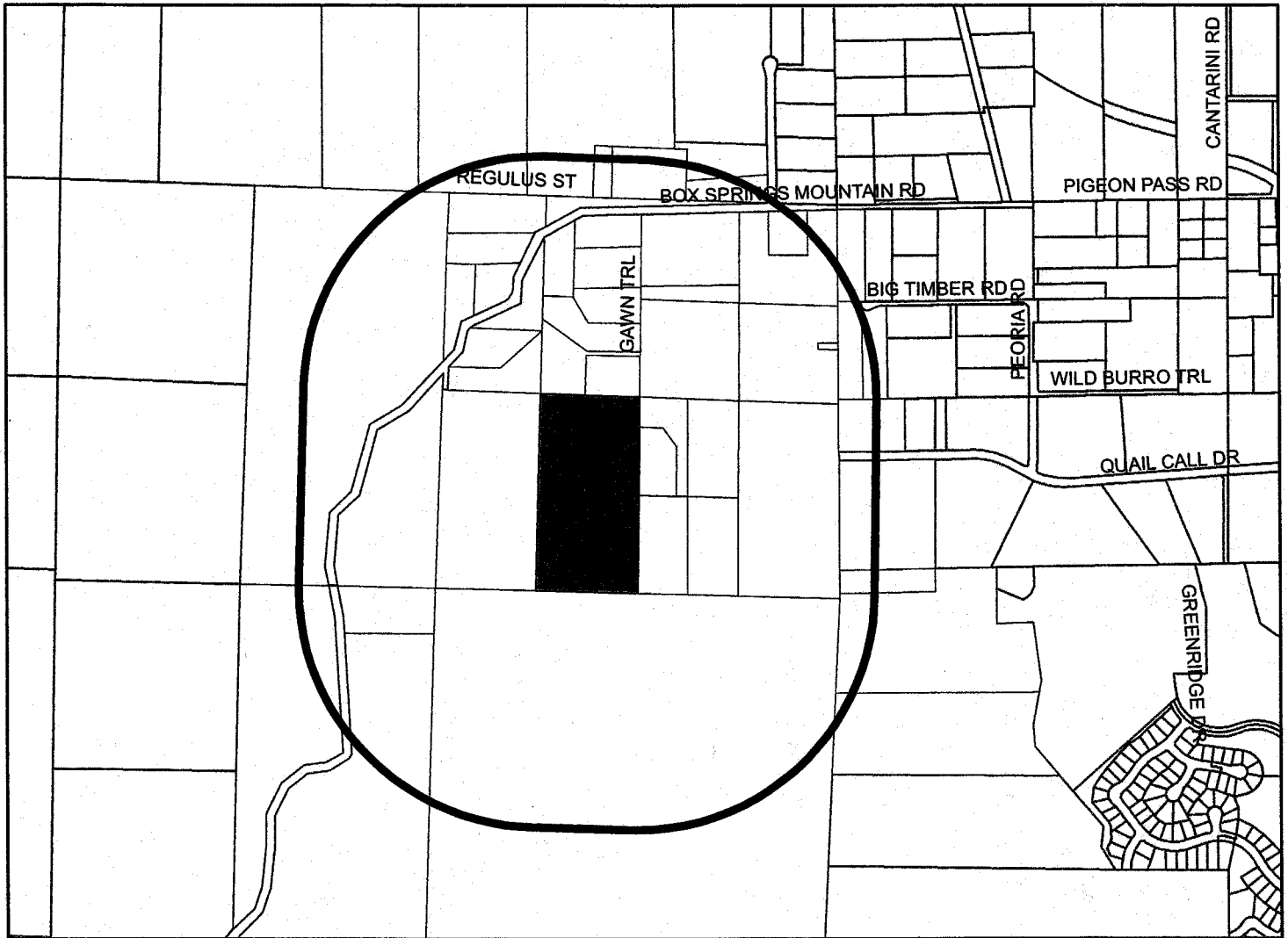
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓
Copies
9/20/2012

PM35864 (1600 feet buffer)



Selected Parcels

257-220-021	259-200-049	257-230-004	257-210-023	257-210-024	257-230-006	257-220-011	257-220-034	257-210-003	257-220-051
257-220-059	257-220-029	257-220-039	257-210-002	257-220-008	257-220-042	257-220-043	257-210-006	257-220-025	257-190-005
259-210-016	259-200-050	257-220-028	257-220-009	257-220-007	257-220-058	257-220-033	257-190-004	257-220-053	257-220-054
257-220-055	257-220-056	257-220-057	259-210-004	259-240-025	259-240-027	257-220-003	257-220-004	257-230-003	257-230-005
257-220-030	257-220-010	259-200-001	257-220-017	257-220-031	257-220-035	257-220-040	257-220-048	259-210-021	257-220-027
257-220-024									



1,000 500 0 1,000 Feet

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



ASMT: 257190004, APN: 257190004
JACQUELINE BANKS, ETAL
24801 PLUMTREE CT
MORENO VALLEY CA 92557

ASMT: 257220008, APN: 257220008
ERIC LONGORIA
9210 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257190005, APN: 257190005
GLORIA GONZALEZ
10994 SAN MATEO PL
RANCHO CUCAMONGA CA 91701

ASMT: 257220009, APN: 257220009
LANDEROS RACING STABLES
C/O JORGE LANDEROS
13221 NORTON AVE
CHINO CA 91710

ASMT: 257210002, APN: 257210002
MARIA CUEVAS, ETAL
9228 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220010, APN: 257220010
ROY BLECKERT
C/O ROY A BLECKERT III TRUSTEE
11740 FRANKLIN
MORENO VALLEY CA 92557

ASMT: 257210003, APN: 257210003
CONNIE WESTERVOORDE, ETAL
STE 110 PMB 141
23571 SUNNYMEAD RANCH
MORENO VALLEY CA 92557

ASMT: 257220011, APN: 257220011
CARLOS CORONA
21987 QUAIL CALL DR
MORENO VALLEY CA 91957

ASMT: 257210006, APN: 257210006
GARY MACKENZIE
P O BOX 155
LA CANADA CA 91012

ASMT: 257220021, APN: 257220021
EARNESTINE JONES, ETAL
9303 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257210023, APN: 257210023
MARGARITA PRIETO, ETAL
8965 RUNNING GUN LN
MORENO VALLEY, CA. 92557

ASMT: 257220024, APN: 257220024
KRISTY ZIMMERMAN, ETAL
9015 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220007, APN: 257220007
PHILIP WILKE, ETAL
9219 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220025, APN: 257220025
GEORGIA CARLISLE
9091 GAWN TR
MORENO VALLEY, CA. 92557



AVERY®

FREE Avery® Tips, Templates & Software!

Basic Printing Tips

For detailed printing tips for your product, visit: avery.com/printingtips

- Adjust printer settings for "Paper Type" to "Labels" to optimize print quality.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the Avery product to check the alignment of your layout. When satisfied with the layout, print onto the Avery product.
Note: Avery labels with TrueBlock™ Technology are opaque. If you have purchased these labels, compare your plain sheet of paper side by side with the Avery labels with TrueBlock™ Technology.
- When printing label products, do not feed labels through your printer more than once. The Avery satisfaction guarantee extends only to a sheet of labels that has been fed through a printer a single time.
- Use only Avery brand products for guaranteed results.

Visit Avery.com/templates for:

- **Avery Templates**
Download blank & pre-designed templates for easy formatting and printing.
- **Avery Wizard for Microsoft® Word**
Save time with this step-by-step guide
- **Avery Design & Print Online**
Create and print online easily with PC and Mac® systems. Installing new software is not required.
- **Avery DesignPro® Software**
Creative software for PC and Mac® systems.

NEED HELP?

We have the answers to all your product and template questions.

avery.com 800-GO-AVERY (800-462-8379)

Receive Avery Templates by E-mail

You can receive templates by e-mail. Send an e-mail to templates@averydennison.com with the Avery product number in the subject line. Do not type anything in the message area.

¡GRATIS! Software y Plantillas Avery

Consejos Básicos de Impresión

Para consejos en detalle de cómo imprimir, visita la sección Ayuda de nuestra página web avery.com.mx

- Selecciona "Etiquetas" dentro de las opciones de "Tipo de Papel" para optimizar la calidad de impresión.
- Revisa la alineación de tu documento haciendo una prueba en una hoja en blanco. Sostén la hoja detrás del producto Avery para verificar la impresión. Una vez comprobada, imprime directamente en el producto Avery.
Note: Las etiquetas Avery con Tecnología TrueBlock™ tienen respaldo opaco. Si estás utilizando estas etiquetas, compara la prueba de impresión colocándola hacia un lado de las etiquetas Avery con Tecnología TrueBlock™.
- No utilices la hoja de etiquetas en tu impresora más de una vez. La Garantía de Satisfacción Avery sólo se extiende a hojas de etiquetas que han pasado por la impresora una sola vez.
- Utiliza solamente productos Avery para resultados garantizados.

Visita avery.com.mx e identifica la página web de tu país para más información.

- | | | |
|--|--------------------------------|--|
| • Plantillas Avery
<i>Descarga Plantillas en Blanco y Pre-diseñadas para Microsoft® Word y edita e imprime fácilmente.</i> | México y Centro América | 01.800.52.28379
52.55.509.30.100 |
| • Avery Wizard para Microsoft® Word
<i>Ahorra tiempo con la guía paso a paso.</i> | Caribe y Venezuela | (787) 753.3135 |
| • Software Avery DesignPro®
<i>Máxima creatividad en Software para sistemas PC y Mac®.</i> | Argentina | 0800.777.2837 |
| | Chile | 800.83.5105 |
| | Resto de Sud América | asistencia@averydennison.com |

ASMT: 257220027, APN: 257220027
TERRANCE BRENNAN
44980 VIEJO DR
HEMET CA 92544

ASMT: 257220039, APN: 257220039
DENNIS REEVE
9275 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220028, APN: 257220028
SANDRA ARBAUGH, ETAL
9262 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220043, APN: 257220043
GARY CARPENTER
9259 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220029, APN: 257220029
CHRISTOPHER YNOSTROZA
4008 HAVENHURST
RIVERSIDE CA 92507

ASMT: 257220057, APN: 257220057
MICHAEL CHRISTIAN
2675 THIRD ST STE K
RIVERSIDE CA 92507

ASMT: 257220030, APN: 257220030
ROBERT PEREZ
3750 CASTLE OAK DR
RIVERSIDE CA 92505

ASMT: 257220058, APN: 257220058
LINDA CHRISTIAN
9235 BOX SPRINGS MOUNTAIN
MORENO VALLEY CA 92557

ASMT: 257220031, APN: 257220031
MARGARET MICELI, ETAL
9135 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257220059, APN: 257220059
DEBRA SCHONK, ETAL
9890 RUNNING GUN LN
MORENO VALLEY CA 92557

ASMT: 257220034, APN: 257220034
HEIDI DAVIES, ETAL
9233 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230004, APN: 257230004
AMY HARRISON
9561 BOX SPRINGS MTN RD
MORENO VALLEY, CA. 92557

ASMT: 257220035, APN: 257220035
SANDRA GOULD
9231 GAWN TR
MORENO VALLEY, CA. 92557

ASMT: 257230005, APN: 257230005
RIVERSIDE COUNTY PARK FACILITIES CORP
P O BOX 3507
RIVERSIDE CA 92519



FREE Avery® Tips, Templates & Software!

Basic Printing Tips

For detailed printing tips for your product, visit: avery.com/printingtips

- Adjust printer settings for "Paper Type" to "Labels" to optimize print quality.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the Avery product to check the alignment of your layout. When satisfied with the layout, print onto the Avery product.
Note: Avery labels with TrueBlock™ Technology are opaque. If you have purchased these labels, compare your plain sheet of paper side by side with the Avery labels with TrueBlock™ Technology.
- When printing label products, do not feed labels through your printer more than once. The Avery satisfaction guarantee extends only to a sheet of labels that has been fed through a printer a single time.
- Use only Avery brand products for guaranteed results.

Visit Avery.com/templates for:

- **Avery Templates**
Download blank & pre-designed templates for easy formatting and printing.
- **Avery Wizard for Microsoft® Word**
Save time with this step-by-step guide.
- **Avery Design & Print Online**
Create and print online easily with PC and Mac® systems. Installing new software is not required.
- **Avery DesignPro® Software**
Creative software for PC and Mac® systems.

NEED HELP?

We have the answers to all your product and template questions.

avery.com 800-GO-AVERY (800-462-8379)

Receive Avery Templates by E-mail

You can receive templates by e-mail. Send an e-mail to templates@averydennison.com with the Avery product number in the subject line. Do not type anything in the message area.

¡GRATIS! Software y Plantillas Avery

Consejos Básicos de Impresión

Para consejos en detalle de cómo imprimir, visita la sección Ayuda de nuestra página web avery.com.mx

- Selecciona "Etiquetas" dentro de las opciones de "Tipo de Papel" para optimizar la calidad de impresión.
- Revisa la alineación de tu documento haciendo una prueba en una hoja en blanco. Sostén la hoja detrás del producto Avery para verificar la impresión. Una vez comprobada, imprime directamente en el producto Avery.
Note: Las etiquetas Avery con Tecnología TrueBlock™ tienen respaldo opaco. Si estás utilizando estas etiquetas, compara la prueba de impresión colocándola hacia un lado de las etiquetas Avery con Tecnología TrueBlock™.
- No utilices la hoja de etiquetas en tu impresora más de una vez. La Garantía de Satisfacción Avery sólo se extiende a hojas de etiquetas que han pasado por la impresora una sola vez.
- Utiliza solamente productos Avery para resultados garantizados.

Visita avery.com.mx e identifica la página web de tu país para más información.

- | | | |
|--|--------------------------------|--|
| • Plantillas Avery
<i>Descarga Plantillas en Blanco y Pre-diseñadas para Microsoft® Word y edita e imprime fácilmente.</i> | México y Centro América | 01.800.52.28379
52.55.509.30.100 |
| • Avery Wizard para Microsoft® Word
<i>Ahorra tiempo con la guía paso a paso.</i> | Caribe y Venezuela | (787) 753.3135 |
| • Software Avery DesignPro®
<i>Máxima creatividad en Software para sistemas PC y Mac®.</i> | Argentina | 0800.777.2837 |
| | Chile | 800.83.5105 |
| | Resto de Sud América | asistencia@averydennison.com |

ASMT: 257230006, APN: 257230006
DEELLEN WILFORD, ETAL
P O BOX 67
ALANREED TX 79002

ASMT: 259200001, APN: 259200001
CAROL BLECKERT, ETAL
11740 FRANKLIN ST
MORENO VALLEY CA 92557

ASMT: 259200049, APN: 259200049
LAURA COWEN, ETAL
22133 BIG TIMBER RD
MORENO VALLEY CA 92557

ASMT: 259200050, APN: 259200050
CAROLINA PACHON, ETAL
22133 BIG TIMBER
MORENO VALLEY, CA. 92557

ASMT: 259210016, APN: 259210016
LINDA MILLER, ETAL
P O BOX 128
MORENO VALLEY CA 92556

ASMT: 259210021, APN: 259210021
SHARON DAWSON
C/O SHARON SCOTT
22105 QUAIL CALL DR
MORENO VALLEY CA 92557

ASMT: 259240027, APN: 259240027
OPEN SPACE DIST, ETAL
C/O DEPT BLDG SERV REAL PROP DIV
3133 MISSION INN AVE
RIVERSIDE CA 92507



FREE Avery® Tips, Templates & Software!

Basic Printing Tips

For detailed printing tips for your product, visit: avery.com/printingtips

- Adjust printer settings for "Paper Type" to "Labels" to optimize print quality.
- Check the alignment of your printed layout by first printing on a plain sheet of paper. Hold the printed sheet behind the Avery product to check the alignment of your layout. When satisfied with the layout, print onto the Avery product.
Note: Avery labels with TrueBlock™ Technology are opaque. If you have purchased these labels, compare your plain sheet of paper side by side with the Avery labels with TrueBlock™ Technology.
- When printing label products, do not feed labels through your printer more than once. The Avery satisfaction guarantee extends only to a sheet of labels that has been fed through a printer a single time.
- Use only Avery brand products for guaranteed results.

Visit Avery.com/templates for:

- **Avery Templates**
Download blank & pre-designed templates for easy formatting and printing.
- **Avery Wizard for Microsoft® Word**
Save time with this step-by-step guide.
- **Avery Design & Print Online**
Create and print online easily with PC and Mac® systems. Installing new software is not required.
- **Avery DesignPro® Software**
Creative software for PC and Mac® systems.

NEED HELP?

We have the answers to all your product and template questions.

avery.com 800-GO-AVERY (800-462-8379)

Receive Avery Templates by E-mail

You can receive templates by e-mail. Send an e-mail to templates@averydennison.com with the Avery product number in the subject line. Do not type anything in the message area.

¡GRATIS! Software y Plantillas Avery

Consejos Básicos de Impresión

Para consejos en detalle de cómo imprimir, visita la sección Ayuda de nuestra página web avery.com.mx

- Selecciona "Etiquetas" dentro de las opciones de "Tipo de Papel" para optimizar la calidad de impresión.
- Revisa la alineación de tu documento haciendo una prueba en una hoja en blanco. Sostén la hoja detrás del producto Avery para verificar la impresión. Una vez comprobada, imprime directamente en el producto Avery.
Note: Las etiquetas Avery con Tecnología TrueBlock™ tienen respaldo opaco. Si estás utilizando éstas etiquetas, compara la prueba de impresión colocándola hacia un lado de las etiquetas Avery con Tecnología TrueBlock™.
- No utilices la hoja de etiquetas en tu impresora más de una vez. La Garantía de Satisfacción Avery sólo se extiende a hojas de etiquetas que han pasado por la impresora una sola vez.
- Utiliza solamente productos Avery para resultados garantizados.

Visita avery.com.mx e identifica la página web de tu país para más información.

- | | | |
|--|-------------------------|--|
| • Plantillas Avery
<i>Descarga Plantillas en blanco y Pre-diseñadas para Microsoft® Word y edita e imprime fácilmente.</i> | México y Centro América | 01.800.52.28379
52.55.909.30.100 |
| • Avery Wizard para Microsoft® Word
<i>Ahorra tiempo con la guía paso a paso.</i> | Caribe y Venezuela | (787) 753.3135 |
| • Software Avery DesignPro®
<i>Máxima creatividad en Software para sistemas PC y Mac®.</i> | Argentina | 0800.777.2837 |
| | Chile | 800.82.5105 |
| | Resto de Sud América | asistencia@averydennison.com |