

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



107B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 12, 2013

SUBJECT: CHANGE OF ZONE NO. 7421/TENTATIVE PARCEL MAP NO. 33831 – Adopt Mitigated Negative Declaration – Applicant: David Robinson – Third/Third Supervisorial District – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – REQUEST: The Change of Zone proposes to change the site's zoning from Rural Residential to Residential Agricultural – 2 Acre Minimum; and the tentative parcel map is a Schedule H subdivision of 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres.

RECOMMENDED MOTION:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40692, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7421, amending the zoning classification for the subject property from Rural Residential to Residential Agricultural – 2 Acre Minimum, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 33831, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luha*  
Carolyn Syms Luha  
Planning Director  
(continued on next page)

Initials:  
CSL:dm C.M.

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 16, 2013  
xc: Planning (2) Applicant, Co.Co.

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

Prev. Agn. Ref.

District: 3<sup>rd</sup>/3<sup>rd</sup>

Agenda Number:

16-1

REVIEWED BY EXECUTIVE OFFICE  
DATE 6/25/13  
Tina Grande

Departmental Concurrence

Dept's Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7421/TENTATIVE PARCEL MAP NO. 33831**

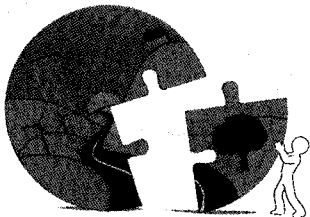
Page 2 of 2

**BACKGROUND:** This project was heard by the Planning Commission on January 5, 2011. At that hearing, Planning Staff introduced into the record changes to two Transportation Dept. conditions (50. Trans. 1 and 50. Trans. 4.) The applicant/owner spoke in favor of the project, and there were no speakers in opposition to the project or in a neutral position. The Commission approved the project by a vote of 5-0.

Minor corrections were made to the Environmental Assessment to match up the environmental factors that would be potentially affected by this project, with the identified mitigation measures within the document for Hydrology and Water Quality.

Also, additional findings have been added to the staff report to address current state requirements relative to subdivisions within Very High Fire Hazard Areas or State Responsibility Areas.

Y:\Planning Case Files-Riverside office\PM33831\DH-PC-BOS Hearings\BOS\CZ7421-PM33831 Form 11P.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: June 11, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office J.M.

107B

07.16.2013

SUBJECT: Change of Zone No. 7421/Tentative Parcel Map No. 33831

(Charge your time to these case numbers)

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

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

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

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG04130)

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

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

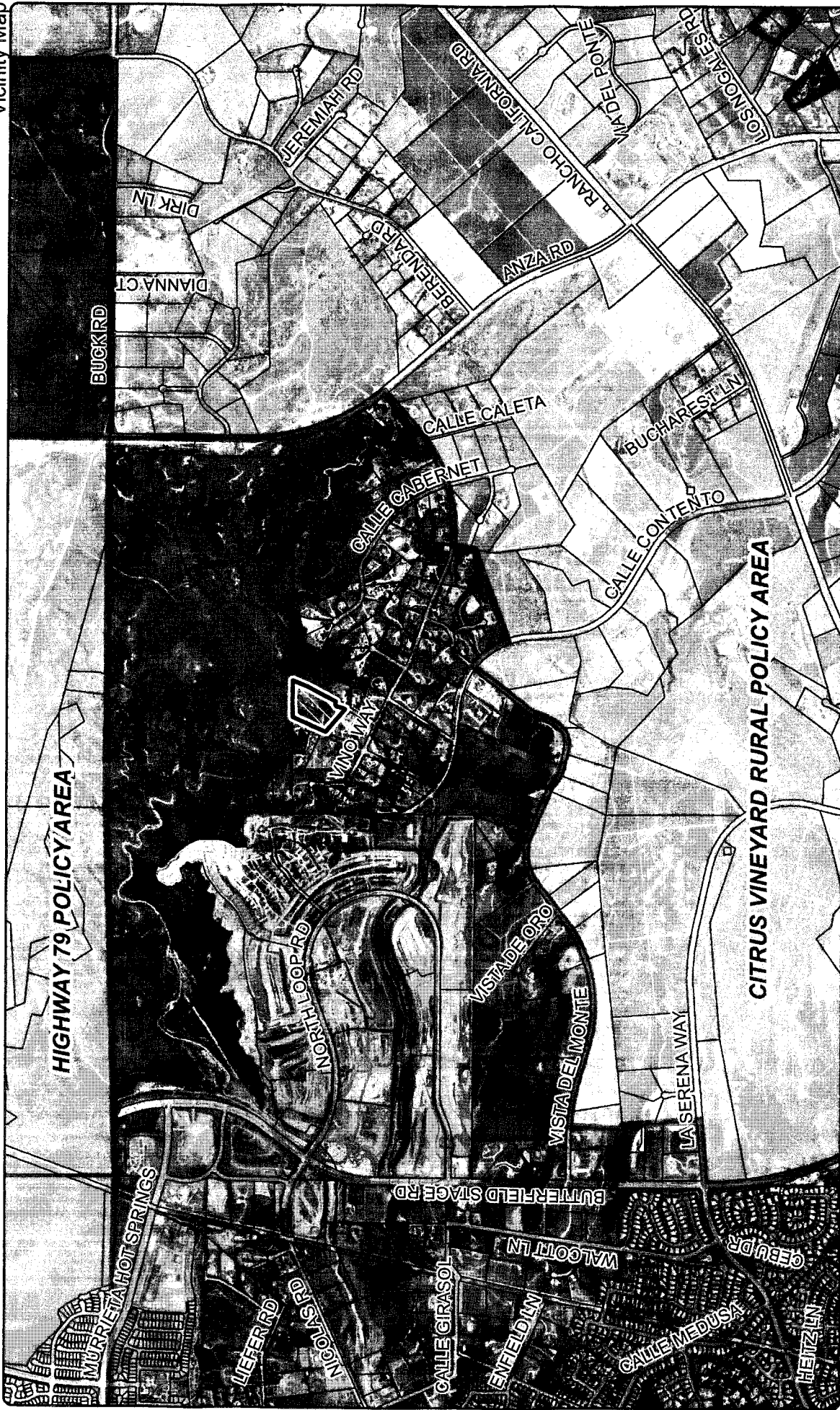
Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07421 PM33831**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 10/18/10  
 Vicinity Map



Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 22

Assessors Bk. Pg. 943-16  
 Thomas Bros. Pg. 929 G7  
 Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 932-0000 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.co.riverside.ca.us/index.html>

0 1,200 2,400 4,800 7,200



Feet



7. Single family residences have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area Cell Group; and as such, no conservation is required. The project fulfills the requirements of the MSHCP.
9. Environmental Assessment No. 40692 identified the following potentially significant impacts:

- a. Cultural Resources

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence.
  - b. An Agricultural Preserve
  - c. A Conservation Area
  - d. A Fault Zone
  - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
  - a. The Santa Margarita watershed.
  - b. Temecula Valley Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 943-160-026 and 943-160-021.
5. This project was filed with the Planning Department on February 21, 2006.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates December 7, 2006 and February 5, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$20,167.84.

**CONCLUSIONS:**

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

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

1. The project site is designated Rural Community – Estate Density Residential (RC-EDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of two (2) gross acres, is permitted use in the Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which have a General Plan land use designation of Rural Community – Estate Density Residential (RC-EDR) to the north, south, east and west.
4. The proposed zoning for the subject site is Residential Agricultural (R-A-2) (2 Acre Minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Residential Agricultural (R-A-2) (2 Acre Minimum) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R). Given that Rural Residential (R-R) zoning provides for a minimum ½ Acre Minimum lot size, the majority of lots surrounding the property are well above ½ acre lot sizes and have been existing prior to the previous 2003 General Plan update. The previous Parcel Map which preceded the proposed project was PM14039 and approved by the Board of Supervisors on December 4, 1979. In addition, the proposed zoning to Residential Agricultural (R-A-2) will be consistent with the Rural Community – Estate Density Residential (RC-EDR) General Plan Land Use Designation and will be more restrictive as it relates to commercial and public utility uses within the zone.

Agenda Item No.: 3.3  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Wendell Bugtai  
Planning Commission: January 5, 2011

Change of Zone No. 7421  
Parcel Map No. 33831  
Environmental Assessment No: 40692  
Applicant: David and Yolanda Robinson  
Engineer/Representative: Lakeshore  
Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7421** proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2)

**Parcel Map No. 33831** a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

The project is located northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR) to the east, south and west  
Open Space – Conservation Habitat (OS-CH) to the north
3. Proposed Zoning (Ex. #2): Residential Agricultural (R-A-2) (2 Acre Minimum)
4. Surrounding Zoning (Ex. #2): Rural Residential (RR)
5. Existing Land Use (Ex. #1): Single Family Residence
6. Surrounding Land Use (Ex. #1): Single Family Residence to the East, South and West and Vacant to the north
7. Project Data:  
Total Acreage: 7.41 Gross Acres  
Total Proposed Lots: 3  
Proposed Min. Lot Size: 2 Acres Gross  
Schedule: H
8. Environmental Concerns: See attached environmental assessment

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40692**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7421**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2) zoning classification zone; and

**APPROVAL** of **PARCEL MAP NO. 33831**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 5, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.3: CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) (Quasi-judicial)

**PROJECT DESCRIPTION**

- II. CHANGE OF ZONE NO. 7421 proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). TENTATIVE PARCEL MAP NO. 33831 is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026.

III.

**MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai, at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org).

The following person(s) spoke in favour of the subject proposal:

David Robinson, the Applicant 39600 Avenida Arizona Temecula CA 92591 951-741-6218

There were no speakers in opposition of the subject proposal.

There were no speakers in a neutral position of the subject proposal.

**CONTROVERSIAL ISSUES**

NONE

VI. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

**ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40692**, 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 CHANGE OF ZONE NO. 7421**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2) zoning classification zone; and

**APPROVED PARCEL MAP NO. 33831**, subject to the attached conditions of approval, and based upon the findings.

VII. **CD**

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

7. Single family residences have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area Cell Group; and as such, no conservation is required. The project fulfills the requirements of the WRCMSHCP.
9. This land division is located within a CAL FIRE state responsibility area.
10. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with Sections 4290 and 4291 of the Public Resources Code by providing for blue dot reflectors within streets and meeting fire hydrant spacing requirements.
11. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
12. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by establishing driveway access standards.
13. Environmental Assessment No. 40692 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hydrology and Water Quality

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence.
  - b. An Agricultural Preserve
  - c. A Conservation Area
  - d. A Fault Zone
  - e. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - g. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is locate within:
  - a. The Santa Margarita watershed.
  - b. Temecula Valley Unified School District
4. The subject site is currently designated as Assessor's Parcel Numbers 943-160-026 and 943-160-021.

**CONCLUSIONS:**

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

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

1. The project site is designated Rural Community – Estate Density Residential (RC-EDR) on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum of two (2) gross acres, is permitted use in the Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which have a General Plan land use designation of Rural Community – Estate Density Residential (RC-EDR) to the north, south, east and west.
4. The proposed zoning for the subject site is Residential Agricultural (R-A-2) (2 Acre Minimum).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Residential Agricultural (R-A-2) (2 Acre Minimum) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R). Given that Rural Residential (R-R) zoning provides for a minimum ½ Acre Minimum lot size, the majority of lots surrounding the property are well above ½ acre lot sizes and have been existing prior to the previous 2003 General Plan update. The previous Parcel Map which preceded the proposed project was PM14039 and approved by the Board of Supervisors on December 4, 1979. In addition, the proposed zoning to Residential Agricultural (R-A-2) will be consistent with the Rural Community – Estate Density Residential (RC-EDR) General Plan Land Use Designation and will be more restrictive as it relates to commercial and public utility uses within the zone.



Agenda Item No.:  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Wendell Bugtai  
Board of Supervisors: July 2, 2013  
Planning Commission: January 5, 2011

CHANGE OF ZONE NO. 7421  
TENTATIVE PARCEL MAP NO. 33831  
Environmental Assessment No: 40692  
Applicant: David and Yolanda Robinson  
Engineer/Representative: Lakeshore Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7421** proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2)

**Tentative Parcel Map No. 33831** is a Schedule "H" subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

The project is located northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community – Estate Density Residential (RC-EDR) to the east, south and west  
Open Space – Conservation Habitat (OS-CH) to the north
3. Proposed Zoning (Ex. #2): Residential Agricultural (R-A-2) (2 Acre Minimum)
4. Surrounding Zoning (Ex. #2): Rural Residential (RR)
5. Existing Land Use (Ex. #1): Single Family Residence
6. Surrounding Land Use (Ex. #1): Single Family Residence to the East, South and West and Vacant to the north
7. Project Data:  
Total Acreage: 7.41 Gross Acres  
Total Proposed Lots: 3  
Proposed Min. Lot Size: 2 Acres Gross  
Schedule: H
8. Environmental Concerns: See attached environmental assessment

### RECOMMENDATIONS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40692**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7421**, from Rural Residential (R-R) zoning classification to Residential Agricultural – 2 Acre Minimum (R-A-2) zoning classification zone; and

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33831**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

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

**CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: CHANGE OF ZONE NO. 7421** proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). **TENTATIVE PARCEL MAP NO. 33831** is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai, at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

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

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

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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07421 PM33831

### LAND USE

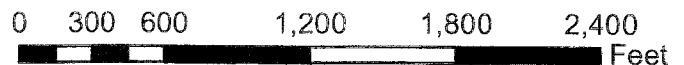
Supervisor Stone  
District 3

Date Drawn: 10/18/10  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 22

Assessors Bk. Pg. 943-16  
Thomas Bros. Pg. 929 G7  
Edition 2009



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07421 PM33831

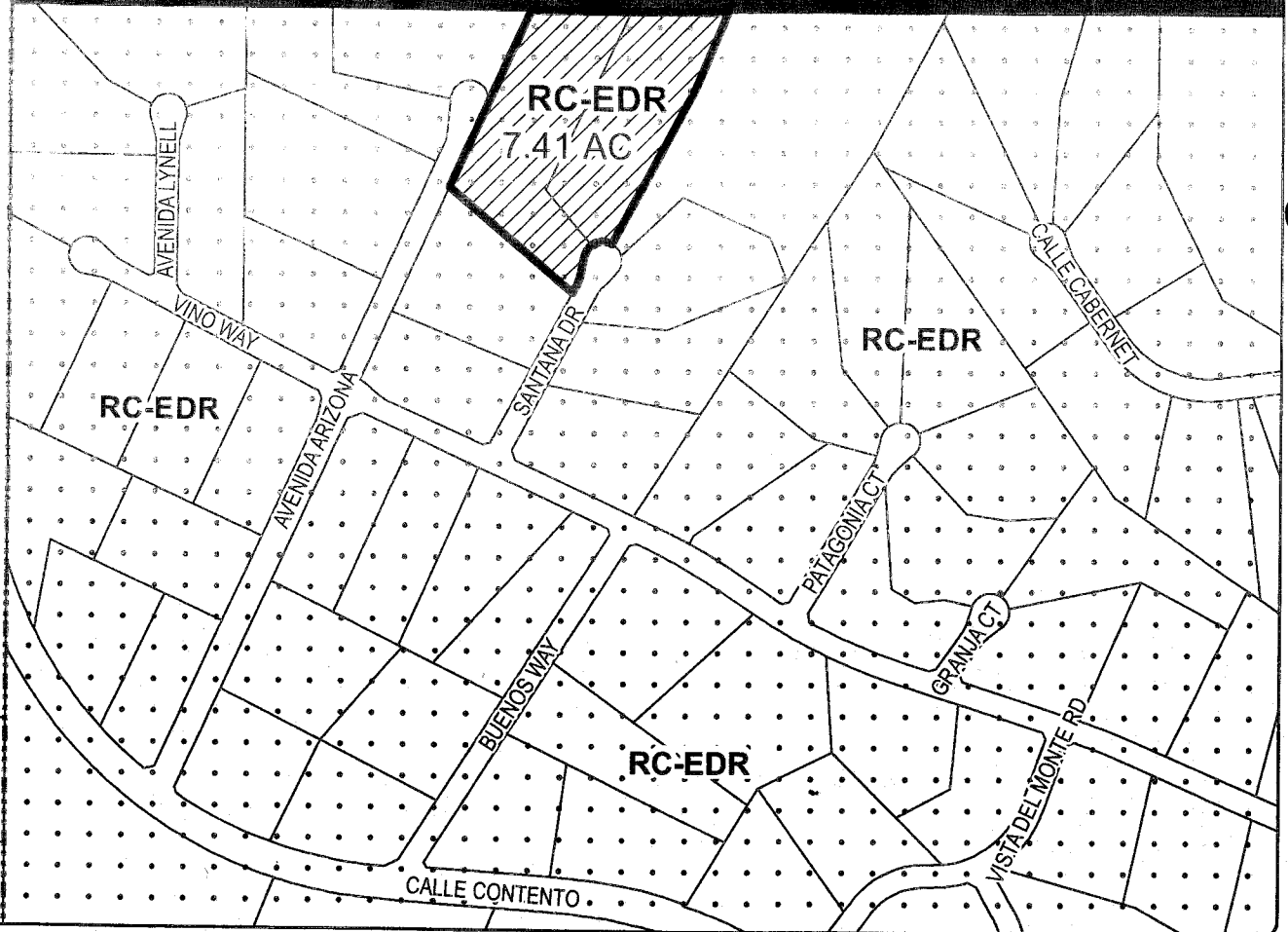
EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 10/18/10  
Exhibit 5

OS-CH

City of Temecula

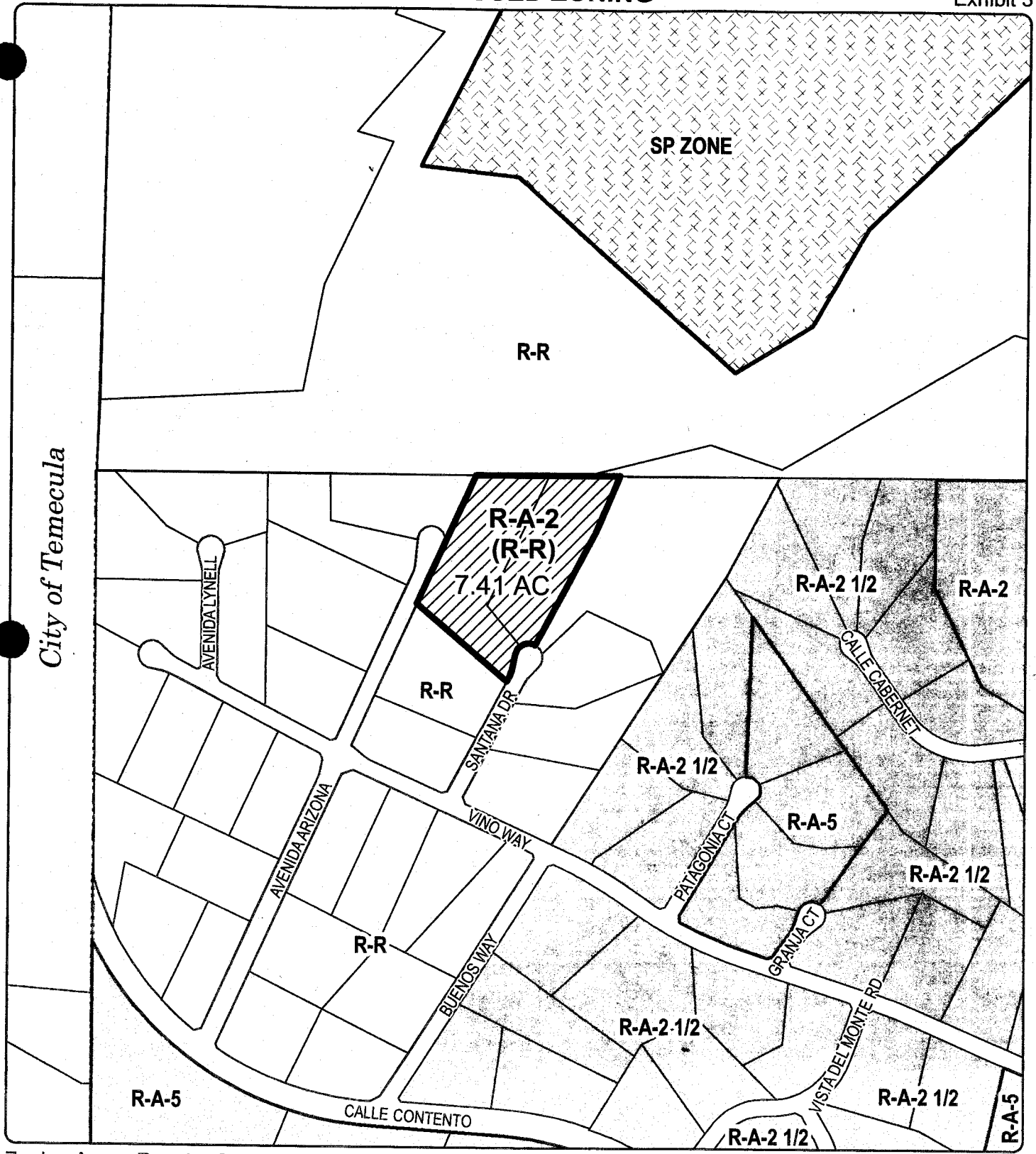


Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 22

Assessors Bk. Pg. 943-16  
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City of Temecula

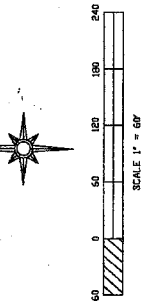
Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 22

Assessors Bk. Pg. 943-16  
Thomas Bros. Pg. 929 G7  
Edition 2009



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

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 33831**  
 BEING A SUBDIVISION OF A PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 14059 AS SHOWN RECORDED  
 IN PARCEL MAP BOOK 73 PAGES 19-20 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA.  
 SEPTEMBER 2005



**APPLICANT / DIVISION**  
 DAVID AND YOLANDA ROBINSON  
 15000 W. 10TH AVENUE  
 THERESA, CA 92571  
 (951) 295-9869

**MAP PREPARED BY:**  
 LINDSEY ENGINEERING GROUP  
 2000 W. 10TH AVENUE  
 THERESA, CA 92571  
 (951) 295-9869

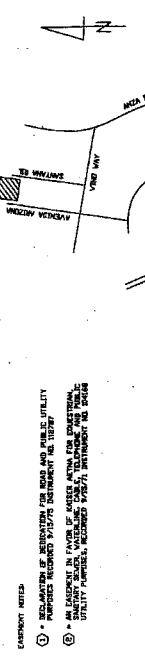
**PROPERTY DATA**  
 APR 943-668-006 / 943-668-001  
 AREA 7.41 AC. OR  
 329,577 SQ. FT.  
 THERESA, CA 92571  
 ZONING MAP 14059  
 PREVIOUS ZONING R-4  
 EXISTING LAND RESIDENTIAL

**PROPOSED IMPROVEMENTS:**  
 FORMAL 10'  
 FORMAL 20'  
 FORMAL 30'  
 SIGN 10'

LOAN, DESCRIBED IN SECTION 27.2, B.N.  
 PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 14059 RECORDED IN PARCEL MAP BOOK 73 PAGES 19-20 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

**VICINITY MAP**  
 WITHIN AREA SOUTH ANGLE NORTHWEST CORNER OF SECTION 27.2, B.N. TELEPHONE MAPS WILL BE USED TO DETERMINE THE LOCATION OF THE PROPERTY.

THIS TENTATIVE MAP IS THE EXISTING CONTIGUOUS OWNERSHIP OF THE LAND SHOWN.  
 THIS PROJECT IS NOT A SUBDIVISION OF THE LAND SHOWN.  
 THERE ARE NO VALLIES UNDER THE PROJECT OR WITHIN FIFTY FEET.  
 FROM PLANNED PLANNED ZONE TO THE PROPERTY, UNLESS OTHERWISE SHOWN.  
 THERE ARE NO OTHER PLANNED ZONE TO THE PROPERTY, UNLESS OTHERWISE SHOWN.  
 NO OTHER PLANNED ZONE TO THE PROPERTY, UNLESS OTHERWISE SHOWN.  
 NO OTHER PLANNED ZONE TO THE PROPERTY, UNLESS OTHERWISE SHOWN.  
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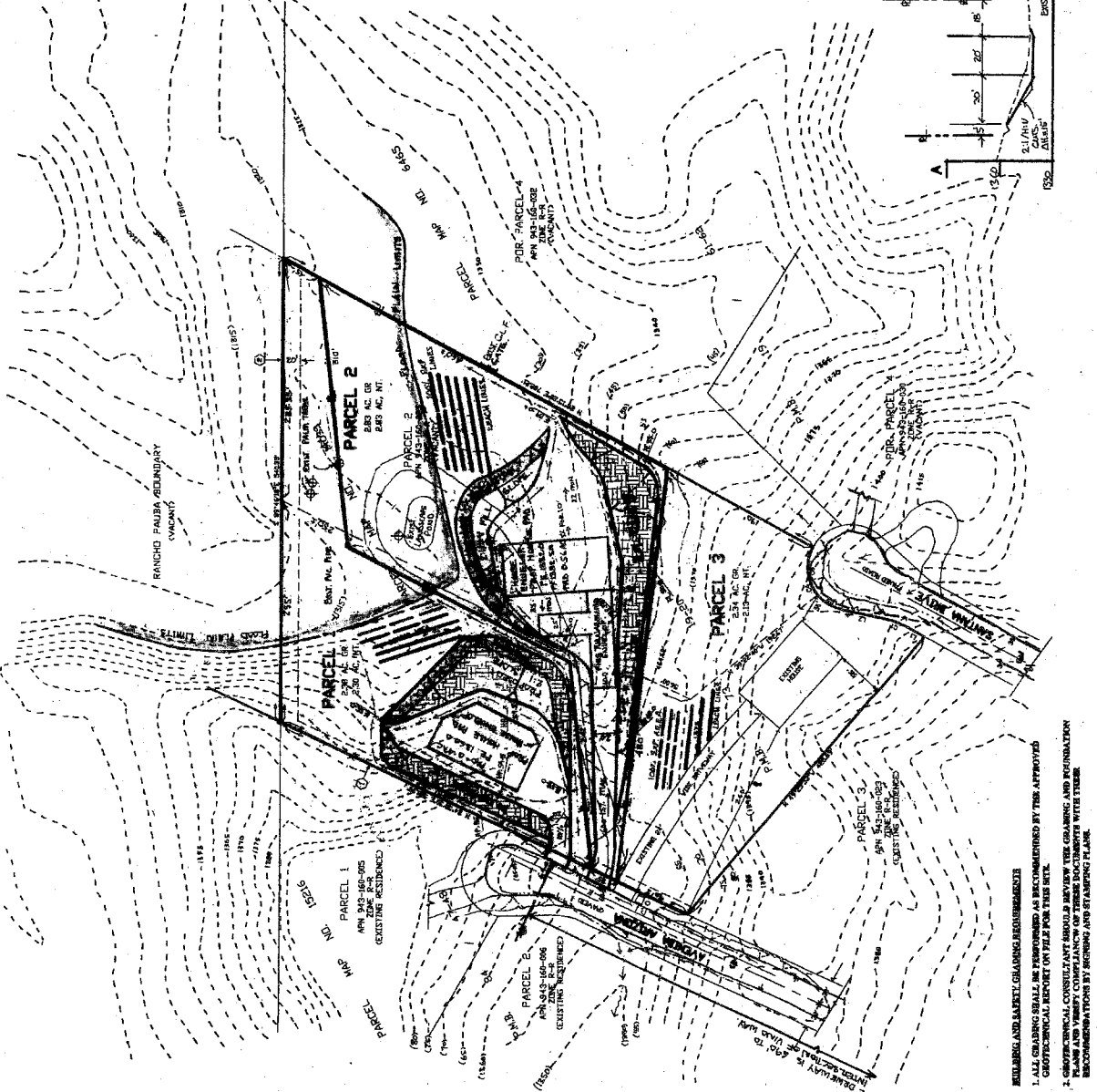


Code	Symbol	Description
1	(Symbol)	Proposed Building Footprint
2	(Symbol)	Proposed Driveway
3	(Symbol)	Proposed Parking Area
4	(Symbol)	Proposed Fencing
5	(Symbol)	Proposed Sign
6	(Symbol)	Proposed Utility
7	(Symbol)	Proposed Easement
8	(Symbol)	Proposed Right-of-Way
9	(Symbol)	Proposed Other

**EXISTING NOTES**

1. THE LOCATION OF THE PROPERTY IS SHOWN ON THE VICINITY MAP.
2. ALL EASEMENTS IN FAVOR OF ACCESS ARE SHOWN FOR COMPLETION.
3. UTILITY LINES ARE SHOWN AS DOTTED LINES.
4. THE PROPERTY IS BOUNDARY TO THE WEST BY THE RIVERSIDE COUNTY WATER TREATMENT PLANT.

BY	REVISED	DATE
ES	ALTERS TO PARCEL MAP NO. 14059	7/14/05
ES	ADD. KENNETH LOZ, AND DANIELA BLANK	7/14/05
ES	REVISED PAR. MAP NO. 14059	7/14/05
ES	REVISED PAR. MAP NO. 14059	7/14/05



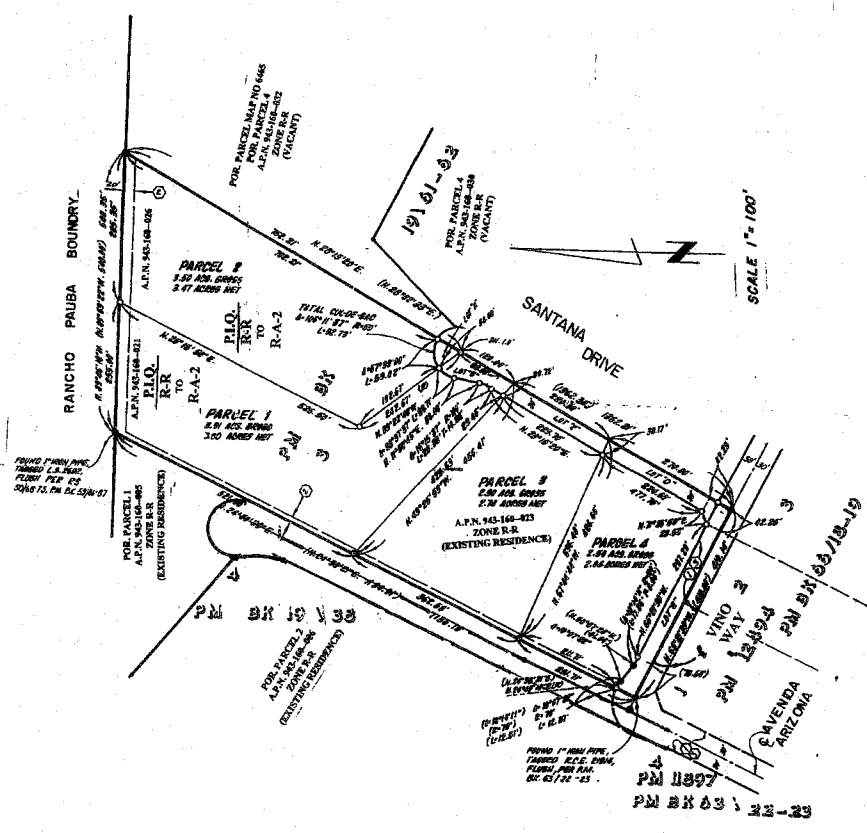
**RECORDING AND SAFETY: CHANGING REQUIREMENTS**

1. ALL CHANGING SHALL BE PERFORMED AS RECOMMENDED BY THE APPROVED GEOTECHNICAL REPORT ON FILE FOR THIS SET.
2. GEOTECHNICAL CONSULTANT SHOULD REVIEW THE CHANGING AND FOUNDATION REQUIREMENTS BY RECORDING AND CHANGING PLANS.

**CASE #: PM33831, AMD. #2**  
**DATE: 8/12/10**  
**PLANNER: W. BUG**



FOR PAUBA RANCHO  
 FOR SEC. 22, T.7S, R.2.W.  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA



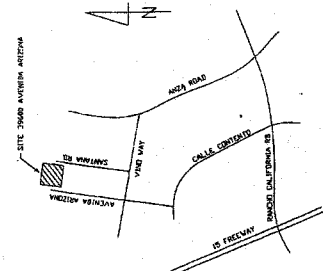
NOTE: PROJECT SITE IS NOT WITHIN A SPECIFIC  
 PLAN AND/OR SPECIFIC LAND USE DESIGNATION  
 PROJECT SITE IS NOT IN A FLOOD ZONE.

**UTILITIES PROVIDERS:**

- WATER:**  
 RANCHO CALIFORNIA WATER DISTRICT  
 3500 W. 10TH ST.  
 TEMECULA, CA. 92590  
 (951) 296-6900
- SEWER:**  
 SANITARY SEWER  
 SOUTHERN CALIFORNIA GAS CO.  
 527 N. SAN JACINTO ST.  
 TEMECULA, CA. 92590  
 (800) 427-2200
- GAS:**  
 SOUTHERN CALIFORNIA GAS CO.  
 527 N. SAN JACINTO ST.  
 TEMECULA, CA. 92590  
 (800) 427-2200
- WASTE REMOVAL:**  
 WASTE MANAGEMENT OF ISLAND EMPIRE  
 10000 CALIFORNIA ST., CORONA  
 (800) 844-7774
- TELEPHONE:**  
 VERIZON CALIFORNIA  
 P.O. BOX 3688  
 MISSION HILLS, CA 91346-9688  
 (800) 462-4600
- SCHOOL DISTRICT:**  
 TEMECULA VALLEY  
 UNIFIED SCHOOL DISTRICT  
 31350 RANCHO VISTA ROAD  
 TEMECULA, CA 92592  
 (951) 676-2661

**LEGEND:**

- APPLICANT:**  
 KIMBERLY L. HARRIS  
 3500 W. 10TH ST.  
 TEMECULA, CA. 92590  
 (951) 296-6900
- ENGINEER:**  
 YOLANDA ROBINSON  
 36600 AVENIDA ARIZONA  
 TEMECULA, CA. 92591  
 (951) 296-9449
- EXHIBIT PREPARED:**  
 KIMBERLY L. HARRIS  
 3500 W. 10TH ST.  
 TEMECULA, CA. 92590  
 (951) 296-6900



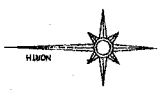
CHANGE OF OFFICIAL ZONING PLAN  
 TO CONFORM TO THE COUNTY GENERAL PLAN  
 IN THE UNINCORPORATED TERRITORY OF THE  
 COUNTY OF RIVERSIDE, CALIFORNIA

ASSESSOR'S PARCEL NUMBER:  
 943-160-026 / 943-160-021

DATE EXHIBIT PREPARED:  
 SEPTEMBER 12, 2006  
 SHEET 1 OF 1 SHEETS

EXHIBIT: A  
 CASE #: CZ7421  
 DATE: 10/6/06  
 PLANNER: K. HUEZO

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 33831**  
 BEING A SUBDIVISION OF A PARCEL, 1 AND PARCEL, 2 OF PARCEL MAP NO. 4189 AS SHOWN RECORDED  
 IN PARCEL MAP BOOK 23 PAGES 19-80 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SEPTEMBER 2005



SCALE 1" = 60'

**APPLICANT / OWNER:**  
 MARY V. HARRIS  
 1500 WILSON AVENUE  
 THERESA, CA 92571  
 (951) 244-9515

**MAP PREPARED BY:**  
 MARY V. HARRIS  
 1500 WILSON AVENUE  
 THERESA, CA 92571  
 (951) 244-9515

**PROPERTY DATA:**  
 APN: 943-160-005 / 943-160-006  
 AREA: 7.41 AC OR  
 ZONE: R-1  
 ADDRESS: 3900 ANTONIA AVENUE  
 THERESA, CA 92571  
 EXISTING ZONING: R-1  
 EXISTING USE: RESIDENTIAL

**PROPOSED IMPROVEMENTS:**  
 GRADE: "N"  
 FINISH: "N"  
 WIDTH: 8'-0"  
 TYPE: "N"  
 NOTES: "N"

LEGAL DESCRIPTION IN SECTION 27, T. 26N., R. 15E., S. 23E., MERIDIAN, IN PARCEL MAP BOOK 23 PAGES 19-80 OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE, CALIFORNIA, WATER MAIN, SANITARY SEWER, GAS AND NATURAL GAS LINES, ELECTRICITY, TELEPHONE AND CABLE TELEVISION LINES, AND OTHER UTILITIES, BEING THE PROPERTY OF THE COUNTY OF RIVERSIDE, CALIFORNIA, HEREINAFTER REFERRED TO AS "UTILITIES".

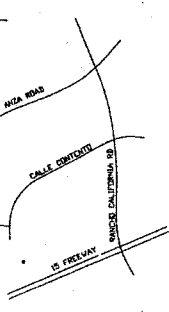
THIS TENTATIVE MAP IS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDED THEREAS TO. THERE ARE NO VEHICLES OR OTHER STRUCTURES ON THE PROPERTY. THE PROPERTY IS IN ZONE R-1, AND IS SUBJECT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS AMENDED FROM TIME TO TIME.

THIS PROJECT IS NOT SUBJECT TO LIEBIGER ACT OR OTHER FIFTY-FEET SETBACK REQUIREMENTS. THE PROPOSED IMPROVEMENTS ARE NOT SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA STATE ENGINEERING PROFESSIONAL ACT OR OTHER FIFTY-FEET SETBACK REQUIREMENTS.

NO ADDITIONAL BUILDINGS ARE PROPOSED.

PROJECT # 1, WITHIN CD, FLOOD HAZARD AREA A (V-3).

**RECEIVED**  
 JUN 19 2005  
 RIVERSIDE COUNTY ENGINEERING DEPARTMENT



**VICINITY MAP**  
 THOSE DATE MAY 2005 SHEET 2-1

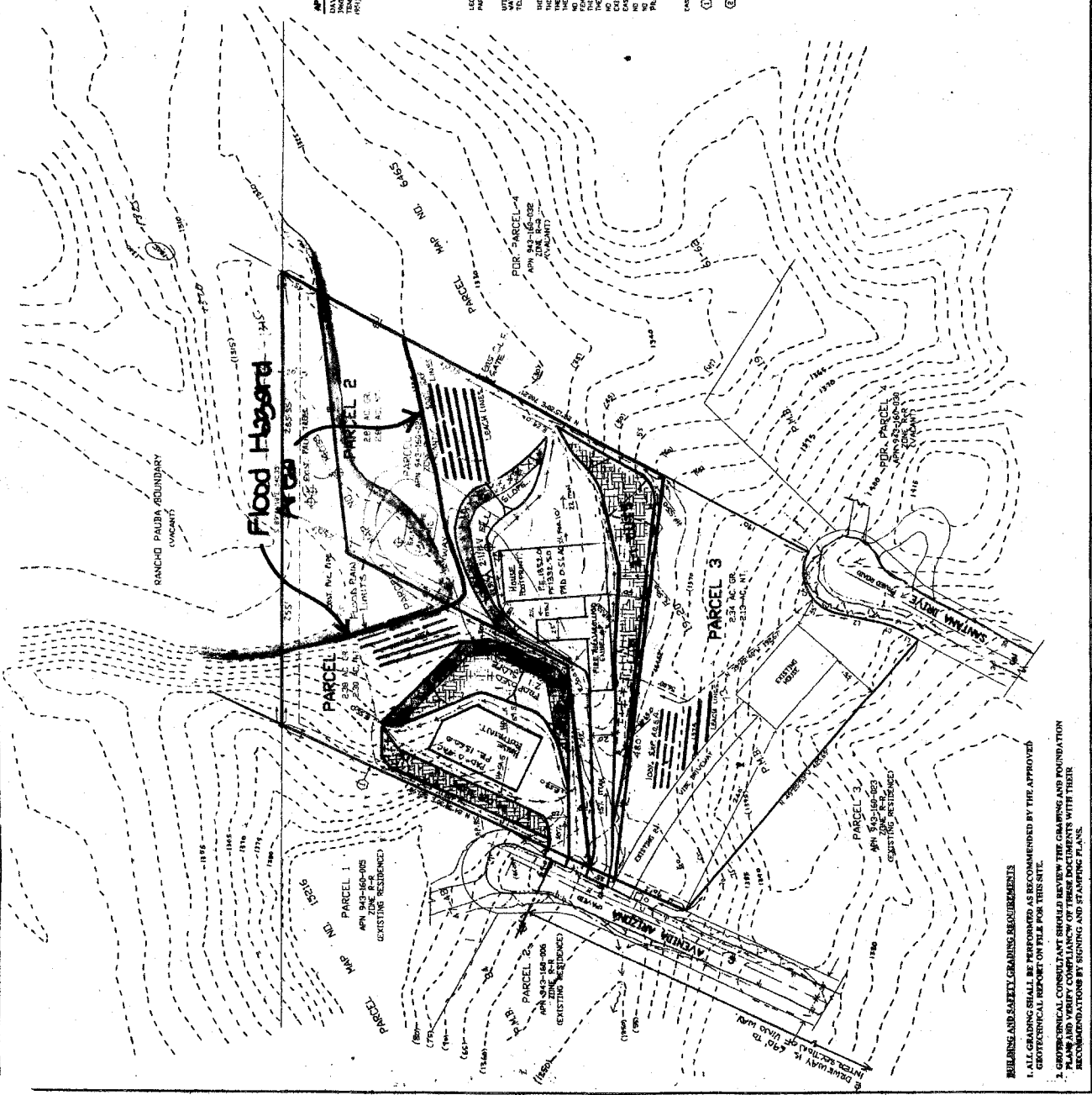
Curve	Radius	Length	Area
1	100.00	3.14	0.00
2	100.00	3.14	0.00
3	100.00	3.14	0.00
4	100.00	3.14	0.00
5	100.00	3.14	0.00
6	100.00	3.14	0.00
7	100.00	3.14	0.00
8	100.00	3.14	0.00
9	100.00	3.14	0.00
10	100.00	3.14	0.00

Curve	Radius	Length	Area
1	100.00	3.14	0.00
2	100.00	3.14	0.00
3	100.00	3.14	0.00
4	100.00	3.14	0.00
5	100.00	3.14	0.00
6	100.00	3.14	0.00
7	100.00	3.14	0.00
8	100.00	3.14	0.00
9	100.00	3.14	0.00
10	100.00	3.14	0.00

**Exhibit FL-2 (1/25/05)**

CASE # 05-030  
 DATE 01-20-05  
 PLANNER: A. KRUEK

DATE	BY	REVISION
7/1/04	PS	ADDED TO PARCEL MAP 2, REZONED.
6/1/05	PS	ADDED KENNEDY LOT # 1 AND DRAINAGE PLANS.
1/1/05	PS	REMOVED ZPD FROM PAGE 2. # 1 AND # 2 ARE BEING REZONED.



**REVISION AND SAFETY GRADING REQUIREMENTS**

- 1. ALL GRADING SHALL BE PERFORMED AS RECOMMENDED BY THE APPROVED GEOTECHNICAL REPORT ON FILE FOR THIS SITE.
- 2. GEOTECHNICAL CONSULTANT SHALL BE RESPONSIBLE FOR THE GRADING AND FOUNDATION PLANS AND VERIFY COMPLIANCE OF THESE DOCUMENTS WITH THEIR RECOMMENDATIONS BY SIGNING AND STAMPING PLANS.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40692  
**Project Case Type (s) and Number(s):** Change of Zone No. 7421, Tentative Parcel Map No. 33831  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai, Project Planner  
**Telephone Number:** (951) 955-12419  
**Applicant's Name:** David & Yolanda Robinson  
**Applicant's Address:** 29600 Avenida Arizona, Temecula, CA 92591  
**Engineer's Name:** Lakeshore Engineering  
**Engineer's Address:** 31520 Railroad Canyon Road Suite A, Canyon Lake, CA 92587

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7421** proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2).

**Tentative Parcel Map No. 33831** proposes a Schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of 2.5 acres.

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

**C. Total Project Area:** 7.41 Gross Acres

<b>Residential Acres:</b> 7.41	<b>Lots:</b> 3	<b>Units:</b> 3	<b>Projected No. of Residents:</b> 9
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 943-160-021 and 943-160-026

**E. Street References:** The project site is located northerly of Vino Way, easterly of Santana Drive, and westerly of Avenida Arizona.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 22, Township 7 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project currently has an existing single family residence located within the project site. In addition, single family residences currently surround the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The project proposes a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum lot size of two (2) acres. The project is consistent

with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
3. **Multipurpose Open Space:** The project is not located within any MSHCP criteria cells or cell groups.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The proposed project meets with 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):** Southwest Area Plan

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

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

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

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

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Rural Community and Open Space

3. **Land Use Designation(s):** Estate Density Residential (EDR) to the east, south, and west and Open Space – Conservation Habitat (OS-CH) to the north.

4. **Overlay(s):** N/A

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

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Rural Residential (R-R)

**J. Proposed Zoning, if any:** Residential Agricultural – 2 Acre Minimum (R-A-2)

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, east, south, and west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:


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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

  
Signature

12-2-10  
Date

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

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

Findings of Fact:

a) The project site is located northerly of Vino Way, easterly of Santana Drive, and westerly of Avenida Arizona. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, 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 constructed to the south, east, and west. Furthermore, the proposed project will be developed pursuant to the Countywide Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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:** According to the RCIP, the project site is located 17.9 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 50.PLANNING.23) Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

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

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

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

**Source:** Project Application Description

**Findings of Fact:**

a) The proposed project would result in a new source of light from the addition of building lighting. Pursuant to Ordinance No. 655, the project's on-site lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The lighting, per Ordinance No. 655, will be similar to other areas surrounding the site. Therefore, impacts would be reduced to a level of less than significant.

b) The project will not expose residential property to unacceptable light levels.

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

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

**AGRICULTURE 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?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is not mapped as designated farmland - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.
- b) Currently the project site consists of a residential home with a fruit orchard. The project will result in the removal of the orchard. However, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract.
- c) The project site is surrounded by properties zoned Rural Residential (R-R) to the north, east, south, and west. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.
- d) The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**5. Forest**

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

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

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

- a) The project will not 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) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- 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?

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

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

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

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

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

**Source:** SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:**

a-b) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of two (2) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

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

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant 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 major transportation facilities, commercial or manufacturing uses, or generate significant odors.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

c) Have a substantial adverse effect, either directly or

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through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, EPD Site Visit

Findings of Fact:

- a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. Since the project site has been disturbed with a residence and an associated fruit orchard, a habitat assessment was not required. The Riverside County Environmental Programs Department (EPD) conducted a site visit and found that the project will not conflict with the provisions of the MSHCP.
- b) According to EPD, no native or special-status habitats were recorded on the project site.
- c) No burrowing owls or signs of burrowing owls were identified during the site visit conducted by EPD.
- d) A persistently flowing watercourse is not present on the project site; therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e-f) According to EPD, no natural water course or riparian habitat are present on the project site. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: Project Application Materials

Findings of Fact:

a) The project will not alter or destroy an historic site.

b) 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.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

The site have been reviewed by the County Archaeologist and has been determined the following:

a-b) As a result of archaeological investigation (PD-A-4590) and information provided by the Pechanga Band of Luiseno Indians, the project vicinity has been demonstrated to be sensitive for prehistoric Native American cultural resources. While no cultural resources were observed on the ground surface, the potential for subsurface cultural deposits remains. Therefore, for any grading,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological monitoring shall be required for the initial cuts into previously undisturbed area and beginning at 24 inches below current ground surface for disturbed areas within the proposed project boundaries. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

**NOTE:**

- 1) The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2) This agreement shall not modify any condition of approval or mitigation measure.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

**Mitigation:** Potential Archeological areas of interest shall be protected through conditions of approval (60.PLANNING.19) and (60.PLANNING.20)

**Monitoring:** Monitoring shall occur through the building and safety plan check process, as well as, the final map process.

**10. Paleontological Resources**

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

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

**Findings of Fact:**

The project site is located within a paleontological zone with "high sensitivity".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to the issuance of grading permits, the land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the County Geologist and/or the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. Potential Paleontological areas of interest shall be protected through conditions of approval and considered standard conditions. (60.PLANNING.9).

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

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

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 1793

**Findings of Fact:**

a-b) According to County Geological Report No. 1793, the potential for this site to be affected by surface fault rupture related to the possible presence of a previously mapped San Gertrudis Fault on this project site is considered low. The trenches excavated exposed relatively un-deformed Pleistocene age Pauba Formation bedrock and revealed no features-indicative of faulting on this site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

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

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

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 1793

Findings of Fact: According to County Geological Report No. 1793, the potential for this site to be affected by seismically induced liquefaction is considered low.

Mitigation: No mitigation measures are 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), GEO No. 1793

Findings of Fact: Although the site appears to be free from the potential of surface fault rupture, this site lies within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the project. The site should be expected to experience peak horizontal ground accelerations on the order of 0.6 g. All structures shall incorporate the most recent appropriate California building Code (CBC) Seismic Design parameters for a site located about 6.5 miles from a CBC Type B Seismic source and for a site Class D per the recently adopted 2007 CBC. 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.

**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", GEO No. 1793

Findings of Fact: a) According to County Geological Report No. 1793, there is a low potential for this site to be affected by seismically induced landsliding.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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"/>
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Source: RCIP Fig. S-7 "Documented Subsidence Areas"

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 residential development are applicable to all residential 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GEO No. 1793

Findings of Fact: a) There are no volcanoes in the proposed project site vicinity. According to County Geological Report No. 1793, the potential for this site to be affected by other secondary seismic hazards such as seiche is considered low.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

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

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?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District review, Project Materials

a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or a bed of a lake. There is a watercourse which traverses the site. Project design avoids the watercourse. Therefore, the impact is considered less than significant.

b) The development of the project site may have the potential to increase water erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact: a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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d) Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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"/>
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Source: Project Application Materials

Findings of Fact: a-b) The proposed project will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard.

c) The proposed project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel.

d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this 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) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard or have any impact to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) The County Planning Department specifies that greenhouse gas (GHG) emissions exceeding 900 metric tons per year (MTY) of carbon dioxide equivalents (CO<sub>2</sub>e) are the threshold for which a



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project must be examined for potentially significant contributions to global climate change. The California Air Pollution Control Officers Association (CAPCOA) estimates that to exceed the 900 MTY level, a commercial use would need to be approximately 30,000 square feet (sf) in size. As the proposed project involves operation of a use that is roughly 20% this size, it can readily be estimated that the proposed use's operational emissions will be well under the 900 MTY CO<sub>2e</sub> threshold for GHG emissions.

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

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

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

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use 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

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

- a) The project site is not located within 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?

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

**Findings of Fact:** According to GIS, the project site is not located within or adjacent to a hazardous wildfire area. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The project will not 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) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will otherwise substantially degrade water quality. The development of this project adversely impacts water quality. To mitigate for these impacts, the development must, at a minimum, 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

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

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).

The site is impacted by Santa Gertrudis Creek. The creek has a tributary drainage area of approximately 8 square miles, which enters the property from the northeast then abruptly heads to the north. A smaller watercourse, which feeds Santa Gertrudis Creek, enters the site along the east portion.

The applicant's engineer has delineated a floodplain on the exhibit. However, the limits as shown on the exhibit are unacceptable. Therefore, the Flood Hazard Area through the property, as shown on the "FL-2" Exhibit dated 1/28/09, shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

Alternatively, the applicant may provide a flood study to determine the Flood Hazard Area by providing a detailed study prior to map recordation. The applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review and approval. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

The property's street and pad 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.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley 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 \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

**Mitigation:** A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. 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." Based on the submitted exhibit, this would impact Parcels 1 and 2. (50.FLOOD. RI. 1)

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District.

## 26. Floodplains

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

### Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area.

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

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

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

**LAND USE/PLANNING** Would the project

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

**Source:** RCIP, GIS database, Project Application Materials

**Findings of Fact:** a) The project site is located within the Southwest Area Plan. The site's land use designation is Estate Density Residential (EDR), which allows for the development of residences on lots two (2) acres or more. The project proposes three residential lots with a minimum lot size of two (2) acres; therefore, the proposed project is consistent with the land use designation.

b) The project site is not located within a city sphere of influence.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is zoned Rural Residential (R-R) and proposes to change the zoning classification from R-R to Residential Agricultural – 2 Acre Minimum (R-A-2). The R-A-2 zoning classification allows the construction of residences on lots with a minimum parcel size of two (2) acres. The project is proposing residential parcels with a minimum parcel size of two (2) acres; therefore, the project is consistent with the proposed zoning classification.

b) The project is compatible with existing and planned surrounding land uses.

c) Surrounding land uses include residences on lots of two acres or more and open space to the north. The proposed residential subdivision is compatible with the planned and existing land uses.

d) The project site is located within the Southwest Area Plan. The site's land use designation is Estate Density Residential (EDR), which allows for the development of residences on lots two (2) acres or more. The project proposes three residential lots with a minimum lot size of two (2) acres; therefore, the proposed project is consistent with the land use designation. Also, the inconsistency between the existing R-R zoning and the General Plan designation will be resolved with the proposed change of zone to R-A-2.

e) The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

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 in an area classified or designated by the State that would be of value to the region or the residents of the State?

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?

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

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

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.

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

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.



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

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

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

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.

<b>32. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials

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.

<b>33. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Project Application Materials

Findings of Fact: a) The project proposes a residential subdivision; typical noise sources from a residential subdivision include vehicular traffic, gardening equipment, and other noises associated with a residence. The addition of two residential units will increase ambient noise levels. However, the increase will be fitting to the existing residential environment. Therefore, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For rural community land uses, the maximum sound level is 55 Db  $L_{max}$ . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Without a noise ordinance exception, the project shall not exceed the maximum decibel level. Through compliance with Ordinance No. 847, potential impacts will be less than significant.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction phase. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site does not contain any existing housing; therefore the project will not displace any housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project will not affect a County Redevelopment Project Area because the project is not located within a Redevelopment area.
- e) Given the project is proposing three (3) lots, the project is not expected to exceed official regional or local population growths. In addition, Parcel 3 currently has an existing single family residence already existing, therefore only two residences would be constructed.
- f) The project could encourage additional residential developments in the area, but the development would have to be consistent with the General Plan; therefore, the project would not induce substantial population growth.

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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 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.15) 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: RCIP

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. 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 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.15) 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: Temecula Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula 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.8) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**39. Libraries**

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

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.15) 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"/>
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Source: RCIP

Findings of Fact: The use of the proposed 7.41-acre parcel 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. 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**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

a-b) The proposed three-lot split will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within Valley Wide Park and Recreation District. The proposed project is subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees apply to all residential developments. (50.PLANNING.7) (90.PLANNING.4) As that all residential land divisions are subject to Quimby Fees, this is not unique to this project and not considered CEQA mitigation.

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

**Monitoring:** No monitoring measures are required

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

**Findings of Fact:** According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) 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"/>
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h) Cause an effect upon circulation during the project's

<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
construction?				
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

- a) The project will not 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) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project will not alter waterborne, rail or air traffic.
- e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** According to Figure 8, there are no trails designated on or near the proposed project site. No impacts will occur as a result of the proposed project.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

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

**Source:** Department of Environmental Health Review, RCWD Letter dated November 30, 2006

**Findings of Fact:** a-b) The project site is located within the boundaries of the Rancho California Water District (RCWD). According a letter from the RCWD, proposed parcels 1 and 2 will require pipeline extension within Avenida Arizona to receive water service. Water service would be available upon completion of financial arrangements between RCWD and the property owner and any required off-site and/or onsite facility improvements.

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

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

**46. Sewer**

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

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

**Source:** Department of Environmental Health Review

**Findings of Fact:** a-b) The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lakeshore Engineering dated 8/1/05. For each 100 gallons of septic tank capacity, 65 square feet of leach line bottom area will be required.



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

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

Findings of Fact: a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

49. Other:

Source: Staff review

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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.

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 other current projects)?

Source: Staff review, Project Application Materials

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

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

**Source:** Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Archaeological Report (PD-A-4590)

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

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

Y:\Planning Case Files-Riverside office\PM33831\PM33831 EA40692.doc

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33831 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33831, Amended No. 2, dated 8/12/10.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum parcel size of two (2) acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

PARCEL MAP Parcel Map #: PM33831

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10. GENERAL CONDITIONS

10.BS GRADE. 1            MAP-GIN INTRODUCTION (cont.)            RECOMMND

Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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

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

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.

PARCEL MAP Parcel Map #: PM33831

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. 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.

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

FIRE DEPARTMENT

10.FIRE. 1                            MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2                            MAP-#13-HYDRANT SPACING

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                    MAP FLOOD HAZARD RPT 1/28/09

RECOMMND

Parcel Map No. 33831 proposes a Schedule H subdivision of 7.41 gross acres into three (3) residential parcels with a minimum size of two (2) acres. The site is located in the

PARCEL MAP Parcel Map #: PM33831

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 1/28/09 (cont.)

RECOMMND

Rancho California area, north of Vino Way, east of Avenida Arizona, and west of Santana Drive.

The site is impacted by Santa Gertrudis Creek. The creek has a tributary drainage area of approximately 8 square miles, which enters the property from the northeast then abruptly heads to the north. A smaller watercourse, which feeds Santa Gretrudis Creek, enters the site along the east portion

The applicant's engineer has delineated a floodplain on the exhibit. However, the limits as shown on the exhibit are unacceptable. Therefore, the Flood Hazard Area through the property, as shown on the "FL-2" Exhibit dated 1/28/09, shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

Alternatively, the applicant may provide a flood study to determine the Flood Hazard Area by providing a detailed study prior to map recordation. The applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review and approval. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

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

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25



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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 1/28/09 (cont.) (cont.) RECOMMND

percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

The property's street and pad 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.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley 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 \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3 MAP PERP DRAINAGE PATTERNS RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01793

RECOMMND

County Geologic Report (GEO) No. 1793, submitted for this project (PM33831), was prepared by Lakeshore Engineering and is entitled: "Preliminary Geotechnical Investigation, Parcels 1 & 2 of Tentative Parcel Map No. 33831, Santa Gertrudis Creek Area, Rancho California, Temecula, Riverside County, California" dated October 25, 2005. In addition the following reports were submitted for this project.

1."Robinson Property Development, Santa Gertrudis Area, Riverside Co., CA" prepared by Frederick A. Schilling, Ph.D. and dated August 24, 2007.

2."Transfer of Responsibility as Project Geotechnical Consultant, Proposed Robinson Property Development, Parcels 1 and 2 of Tentative Map no. 33831, Santa Gertrudis Creek Area, Rancho California, Temecula, Riverside County, CA, Project No. GEO 1793" prepared by Lakeshore Engineering and dated December 1, 2007.

3."Response to Technical Review Memorandum, Dated October 3, 2007, Robinson Property Development, Santa Gertrudis Area, Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071RL" prepared by Lakeshore Engineering and dated January 20, 2008.

4."Response to Review Comments #2, Dated October 19, 2007, County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071.R2" prepared by Lakeshore Engineering and dated January 20, 2008.

5."Response to Review Comments, Pending Geotech. Review, County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA, Project No. 05-071.R3" prepared by Lakeshore Engineering and dated May 1, 2008.

6."Response to Review Comments, Dated April 22, 2008, County Geologic Report No. 1793, Parcels 1 & 2 of Tentative Parcel Map 33831, Riverside County, CA., Project No. 05-071.R3" prepared by Lakeshore Engineering and dated May 1, 2008.

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 1 MAP - GEO01793 (cont.)

RECOMMND

These reports are now included as part of GEO No. 1793.

GEO No 1793 concluded:

1. Based on site mapping, aerial photo review and exploratory trenching, the potential for this site to be affected by surface fault rupture related to the possible presence of the previously mapped Santa Gertrudis Fault on this property is considered low. The trenches excavated exposed relatively undeformed Pleistocene age Pauba Formation bedrock and revealed no features indicative of faulting on this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

2. Based on the current depth to groundwater, the low probability of a future groundwater rise and the relative high density of the near surface soils, the potential for this site to be affected by seismically induced liquefaction is considered low.

3. Except for the possibility of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced dynamic settlement, landsliding or seismically induced flooding is considered low.

GEO No 1793 recommended:

1. All vegetation, organic materials and any other deleterious materials should be removed from the areas of the site that will be graded prior to the start of grading.

2. All areas proposed to support fills or structures should be over-excavated to expose undisturbed material with an in place density of at least 85% of the maximum dry density as determined by ASTM Test Method D 1557-02.\* The overexcavations should extend a minimum of five feet beyond the building lines or fill limits or to a distance equal to the depth of the over-excavation, whichever is greater. All fill slopes should be provided with a fill keyway at the toe of the proposed slopes. The keyway should be a minimum of an equipment width wide and extend into undisturbed native material exhibiting an in-place relative compaction of at least 85% as determined by ASTM D1557-02. After

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 1 MAP - GEO01793 (cont.) (cont.)

RECOMMND

acceptance of the removal bottoms, the area should be scarified to a depth of one to two feet, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

3.The removed soils from the overexcavations may be re-used as compacted fill provided they are cleaned of organics and any other deleterious materials. All fill soils should be placed in thin lifts, moisture conditioned to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D1557-02 and verified by field density testing.

4.Cut/fill transition lots should be over-excavated in the cut portion to create a minimum compacted fill section of three feet below the proposed footings. For deeper fills, the over-excavation should result in a fill depth in the shallow fill portion equal to one-half the maximum depth of fill but need not exceed 15 feet.

5.Although the site appears to be free from the potential of surface fault rupture this site does lie within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. The site should be expected to experience peak horizontal ground accelerations on the order of 0.6 g. All structures should incorporate the most recent appropriate CBC Seismic Design parameters for a site located about 6.5 miles from a CBC Type B Seismic source and for a site Class D per the recently adopted 2007 CBC.

GEO No. 1793 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1793 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 2                   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. 3                   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. 5                   MAP - LANDSCAPE MAINTENANCE                   RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 9                   MAP - ZONING STANDARDS                   RECOMMND

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

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

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

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

RECOMM

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. 17 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

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - SUBMIT BUILDING PLANS (cont.)                   RECOMMND

Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18                   MAP - EXISTING SECOND UNITS                   RECOMMND

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

From ordinance 348:

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

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

10.PLANNING. 19                   GEN - IF HUMAN REMAINS FOUND                   RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall

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10. GENERAL CONDITIONS

10.PLANNING. 19 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 20 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Avenida Arizona since adequate right-of-way exists, per PM15216, PM84/48.

10.TRANS. 5 MAP - PREAMBLE 1

RECOMMND

The required improvements, as reflected in the following conditions, shall be completed or a Performance Security in lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - PREAMBLE 1 (cont.) RECOMMND

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

10.TRANS. 6 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 unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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 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. 6 MAP-#59-ECS-HYDR REQUIR

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, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP

RECOMMND

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

PARCEL MAP Parcel Map #: PM33831

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP SUBMIT ECS & FINAL MAP (cont.)

RECOMMND

engineer and include the appropriate plan check fee.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 and 2.

50.FLOOD RI. 2 MAP SHOW FLOODPLAIN ECS

RECOMMND

The 100-year floodplain limits as shown on Exhibit FL-2, dated 1/28/09, through the property shall be delineated on an environmental constraint sheet to accompany the final map. The applicant may submit a flood study with calculations and the pertinent data used to determine a floodplain different from the exhibit; These limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 3 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 Murrieta Creek/Santa Gretrudis Valley 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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2 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 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP- ANNEX TO CSA #149

RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149.

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

RECOMMND

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

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

TRANS DEPARTMENT

50.TRANS. 1                    MAP - AGGREGATE/32' GRADED                    RECOMMND

Avenida Arizona from Vino Way to cul-de-sac shall be improved with a minimum of 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department. The road has been improved with 14' AC pavement. Additional grading and spreading of aggregate base is to be done in order to widen the road as indicated above.

50.TRANS. 2                    MAP - EASEMENT/SUR                    RECOMMND

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

50.TRANS. 3                    MAP - IMP PLANS                    RECOMMND

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

50.TRANS. 4                    MAP - ACCESS RD/AGG.CONST1                    RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet minimum of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4                    MAP - ACCESS RD/AGG.CONST1 (cont.)                    RECOMMND

by the Transportation Department. The road has been improved with 14' AC pavement. Additional grading and spreading of aggregate base is to be done in order to widen the road as indicated above.

Said off-site access road shall be the southwesterly extension of Avenida Arizona to Vino Way.

50.TRANS. 5                    MAP - ASSESSMENT DIST 1                    RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant 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.

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.\*



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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                    MAP ADP FEES

RECOMMND

Parcel Map No. 33831 is located within the limits of the Murrieta Creek/Santa Gretrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 2                    MAP SUBMIT FINAL WQMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4

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.

PLANNING DEPARTMENT

60.PLANNING. 9

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the County Geologist and/or the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 13

MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13            MAP - SECTION 1601/1603 PERMIT (cont.)            RECOMMND

the notification.

60.PLANNING. 14            MAP - SECTION 404 PERMIT            RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16            MAP - SKR FEE CONDITION            RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.41 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17            MAP - FEE BALANCE            RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 19

GEN -CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation (PD-A-4590) and information provided by the Pechanga Band of Luiseno Indians, the project vicinity has been demonstrated to be sensitive for prehistoric Native American cultural resources. While no cultural resources were observed on the ground surface, the potential for subsurface cultural deposits remains. Therefore, for any grading, archaeological monitoring shall be required for the initial cuts into previously undisturbed area and beginning at 24 inches below current ground surface for disturbed areas within the proposed project boundaries. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 GEN -CULTURAL RESOURCES PROFE (cont.)

RECOMMND

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 20 GEN- SPECIAL INTEREST MONITOR

RECOMMND

As a result of tribal information provided by the Pechanga Band of Luiseno Indians in their letter dated July 13, 2009, tribal monitoring shall be required in cooperation with the archaeological monitoring also required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

PARTIAL MAP Parcel Map #: PM33831

Parcel: 943-160-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1

WATER WILL SERVE LETTER

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel#1 and Parcel#2 based on Lakeshore Engineering Soils Percolation Report Project#05-071.P dated August 1, 2005. Parcel#3 has an existing dwelling connected to its own dedicated OWTS, C42 certified by Whitehouse Sanitation.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, drawn to an appropriate scale, showing the location of all applicable detail as required in the DEH Technical Manual including the limits of the delineated floor plain. Please note that per Uniform Plumbing Code, 2006 edition, all disposal systems shall be located outside of the flood hazard areas. If there are no available suitable sites outside the flood hazard area, disposal systems may be located in flood hazard areas on sites where the effects of inundation are minimized. Further engineering and/or soils percolation testing may be required.

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.

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" 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.\*\*



PANEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP ADP FEES

RECOMMND

Parcel Map No. 33831 is located within the limits of the Murrieta Creek/Santa Gretrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 2 MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - SCHOOL MITIGATION

RECOMMND

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

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 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. 4 MAP- QUIMBY FEES (2)

RECOMMND

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

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 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

PANEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

development project which is anticipated to be 7.41 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7 GEN - CULTURAL RESOURCES RPT

RECOMMND

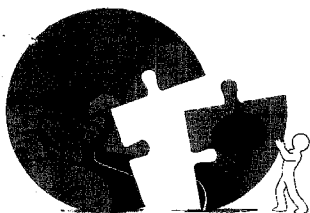
Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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.



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

*Carolyn Syms Luna*  
Director

## Memorandum

**DATE:** January 5, 2011  
**TO:** Riverside County Planning Commission  
**FROM:** Riverside County Planning Staff *D.M.*  
**RE:** **Agenda Item No. 3.3**

Prior to the Planning Commission public hearing, staff has received several updated conditions from the Transportation Department.

These updated conditions are as follows:

**Transportation Revised Conditions:**

- 1) Revised 50.TRANS.1 "MAP – AGGREGATE/32' GRADED"
- 2) Revised 50.TRANS.4 "MAP – ACCESS RD/AGG. CONST1"

*Dave Mares*

Dave Mares, Principal Planner

Y:\Planning Case Files-Riverside office\PM33831\PM33831 - Memo - PC - 1-5-11.docx

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

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

PARCEL MAP Parcel Map #: PM33831

Parcel: 943-160-026

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - AGGREGATE/32'GRADED

RECOMMND

Avenida Arizona from Vino Way to cul-de-sac shall be improved with a minimum of 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department. The road has been improved with 14' AC pavement. Additional improvements are necessary to widen the road to 24' as described above.

50.TRANS. 4

MAP - ACCESS RD/AGG.CONST1

RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet minimum of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The road has been improved with 14' AC pavement. Additional improvements are necessary to widen the road to 24' as described above.

Said off-site access road shall be the southwesterly extension of Avenida Arizona to Vino Way.

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

DATE: October 6, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District

Fire Department  
Bldg. & Safety (Grading)  
Regional Parks & Open Space

Co. Geologist  
Environmental Programs Dept.  
P.D. Trails - J. Jolliffe

**CHANGE OF ZONE NO. 7421** - EA40692 - Applicant: Patricia Bellistri - Engineer/Representative: Lakeshore Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) - Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive - 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This project proposes to change the current zone Rural Residential (R-R) to Rural Agricultural 2 acre minimum (R-A-2) to bring the subject property into consistency with the new General Plan. - APN(s): 943-160-021 and 943-160-026.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 2, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kenya Huezo**, Project Planner, at **(951) 955-9075** or email at [khuezo@RCTLMA.org](mailto:khuezo@RCTLMA.org) / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FILE COPY

*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.*

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

DATE: November 15, 2006

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
Commissioner Petty  
Supervisor Stone  
CSA# 149 c/o EDA

Co. Waste Management Dept.  
Co. Sheriff's Office  
Temecula Unified School Dist.  
City of Temecula  
Rancho Calif. Water Dist.  
Southern Ca. Edison Co.  
Southern Ca. Gas Co.  
Pacific Bell  
Caltrans #8  
EIC "Attachment A"  
Riverside Transit Agency  
Pechanga Band of Indians

**TENTATIVE PARCEL MAP NO. 33831 – EA40692 – Applicant: David Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026**

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on December 7, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kenya Huevo**, Project Planner, at **(951) 955-9075** or email at [khuevo@RCTLMA.org](mailto:khuevo@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.*

**FILE COPY**



**Rancho  
Water**

November 30, 2006

Kenya Huezo, Project Planner  
County of Riverside  
Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

Board of Directors

**Ben R. Drake**  
President

**Stephen J. Corona**  
Sr. Vice President

**Ralph H. Daily**

**Lisa D. Herman**

**John E. Hoagland**

**Michael R. McMillan**

**William E. Plummer**

**SUBJECT: WATER AVAILABILITY  
TENTATIVE PARCEL MAP NO. 33831  
PARCELS NO. 1 AND NO. 2 OF PARCEL MAP NO. 14039  
APN 943-160-021 AND APN 943-160-026; EA40692  
[DAVID AND YOLANDA ROBINSON]**

Dear Ms. Huezo:

Officers:

**Brian J. Brady**  
General Manager

**Phillip L. Forbes**  
Assistant General Manager /  
Chief Financial Officer

**E. P. "Bob" Lemons**  
Director of Engineering

**Perry R. Louck**  
Director of Planning

**Jeff D. Armstrong**  
Controller

**Kelli E. Garcia**  
District Secretary

**C. Michael Cowett**  
Best Best & Krieger LLP  
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD). Water service, therefore, would be available upon completion of financial arrangements between RCWD and the property owner, and any required off-site and/or on-site facility improvements.

Please note that as proposed, Parcels No. 1 and No. 2 will require a water pipeline extension within Avenida Arizona to receive water service.

If fire protection is required, the customer will need to contact RCWD for fees and requirements.

Water availability would be contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions, please contact an Engineering Services Representative at this office.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**

Corey F. Wallace, P.E.  
Development Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

06/CW:at111\FEG



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

**APPLICATION FOR CHANGE OF ZONE**

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

PA 33831

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07421 DATE SUBMITTED: 9/20/06

EA 40692 CFG 04130

CC003624  
SET ID.

**APPLICATION INFORMATION**

Applicant's Name: BELLSTRA PATRICIA c/o LAKESHORE ENGINEERING E-Mail: \_\_\_\_\_

Mailing Address: 31520 RAILROAD CANYON RD, STE A  
\_\_\_\_\_  
CANYON LAKE CA 92587  
City State ZIP

Daytime Phone No: (951) 244-2913 Fax No: (951) 244-2987

Engineer/Representative's Name: LAKESHORE ENGINEERING E-Mail: \_\_\_\_\_

Mailing Address: 31520 RAILROAD CANYON RD, STE A  
\_\_\_\_\_  
CANYON LAKE - CA 92587  
City State ZIP

Daytime Phone No: (951) 244-2913 Fax No: (951) 244-2987

Property Owner's Name: DR. DAVID & YOLANDA E-Mail: \_\_\_\_\_  
ROBINSON

Mailing Address: 39600 AVENIDA ARIZONA  
\_\_\_\_\_  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: (951) 296-9449 Fax No: ( ) \_\_\_\_\_

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

**APPLICATION FOR CHANGE OF ZONE**

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

BELLISTRI PATRICIA  
PRINTED NAME OF APPLICANT

*Patricia Bellistri*  
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.

x *David Robinson*  
PRINTED NAME OF PROPERTY OWNER(S)

*David Robinson*  
SIGNATURE OF PROPERTY OWNER(S)

x YOLANDA ROBINSON  
PRINTED NAME OF PROPERTY OWNER(S)

*Yolanda Robinson*  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 943-160-026-1 & 943-160-021-6

Section: 22 Township: 7 Range: 2 W

Approximate Gross Acreage: 7.5

General location (street address, cross streets, etc.): North of ~~VIAJO WY~~ RANCHO CA  
39600 AVENIDA ARIZONA South of  
East of 1-15 West of ANZA

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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

CHANGE EXISTING R-R ZONE TO R-A-2 ZONE

Related cases filed in conjunction with this request:

TENTATIVE PARCEL MAP 33831

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

CCOD 3624

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 33831 DATE SUBMITTED: 2/21/05

**APPLICATION INFORMATION**

Applicant's Name: DAVID & YOLANDA ROBINSON Mail: \_\_\_\_\_

Mailing Address: 39600 AVENIDA ARIZONA  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: (951) 296-9449 Fax No: ( )

Engineer/Representative's Name: LAKE SHORE ENGINEERING E-Mail: \_\_\_\_\_

Mailing Address: 31520 RAILROAD CANYON RD, SUITE A-  
CANYON LAKE CALIFORNIA 92587  
City State ZIP

Daytime Phone No: (951) 244-2913 Fax No: (951) 244-2987

Property Owner's Name: DAVID & YOLANDA ROBINSON

Mailing Address: 39600 AVENIDA ARIZONA  
TEMECULA CA 92591  
City State ZIP

Daytime Phone No: (951) 296-9449 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.

PAY 0692 1 CFG 04130

**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.

DAVID ROBINSON  
YOLANDA ROBINSON  
PRINTED NAME OF APPLICANT

*Yolanda Robinson*  
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.

DAVID ROBINSON  
PRINTED NAME OF PROPERTY OWNER(S)

YOLANDA ROBINSON  
PRINTED NAME OF PROPERTY OWNER(S)

*Yolanda Robinson*  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 943-160-026-1 & 943-160.021-6

Section: 22 Township: 7 Range: 2 W

Approximate Gross Acreage: 7.5 1.41

General location (street address, cross streets, etc.): North of VINO WAY 39600 AVENIDA ARIZONA South of ANZA RD, East of AVE ARIZONA, West of SANTANA RD.

Thomas Brothers map, edition year, page number, and coordinates: THOMAS BRO. PG. 929 G-7

**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):

TO SPLIT ABOVE TWO PARCELS INTO THREE PARCELS  
FOR RESIDENTIAL DWELLINGS.

Related cases filed in conjunction with this request:

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: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No

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

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: 4,000

Estimated amount of fill = cubic yards 4,000

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither V

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

N/A

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

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

**CHANGE OF ZONE NO. 7421 and TENTATIVE PARCEL MAP NO. 33831** – Intent to Adopt a Mitigated Negative Declaration – Applicant: David and Yolanda Robinson – Engineer/Representative: Lakeshore Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive – 7.41 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: CHANGE OF ZONE NO. 7421** proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2). **TENTATIVE PARCEL MAP NO. 33831** is a Schedule H subdivision of 7.41 acres into 3 residential lots with a minimum lot size of 2 acres - APN(s): 943-160-021 and 943-160-026. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai, at 951-955-2419 or email [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org) or go to the County Planning Department's Planning Commission agenda web page at [http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current\\_pc.html](http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html).

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 1/14/2013.

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

APN (s) or case numbers PM33831/CZ07421 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

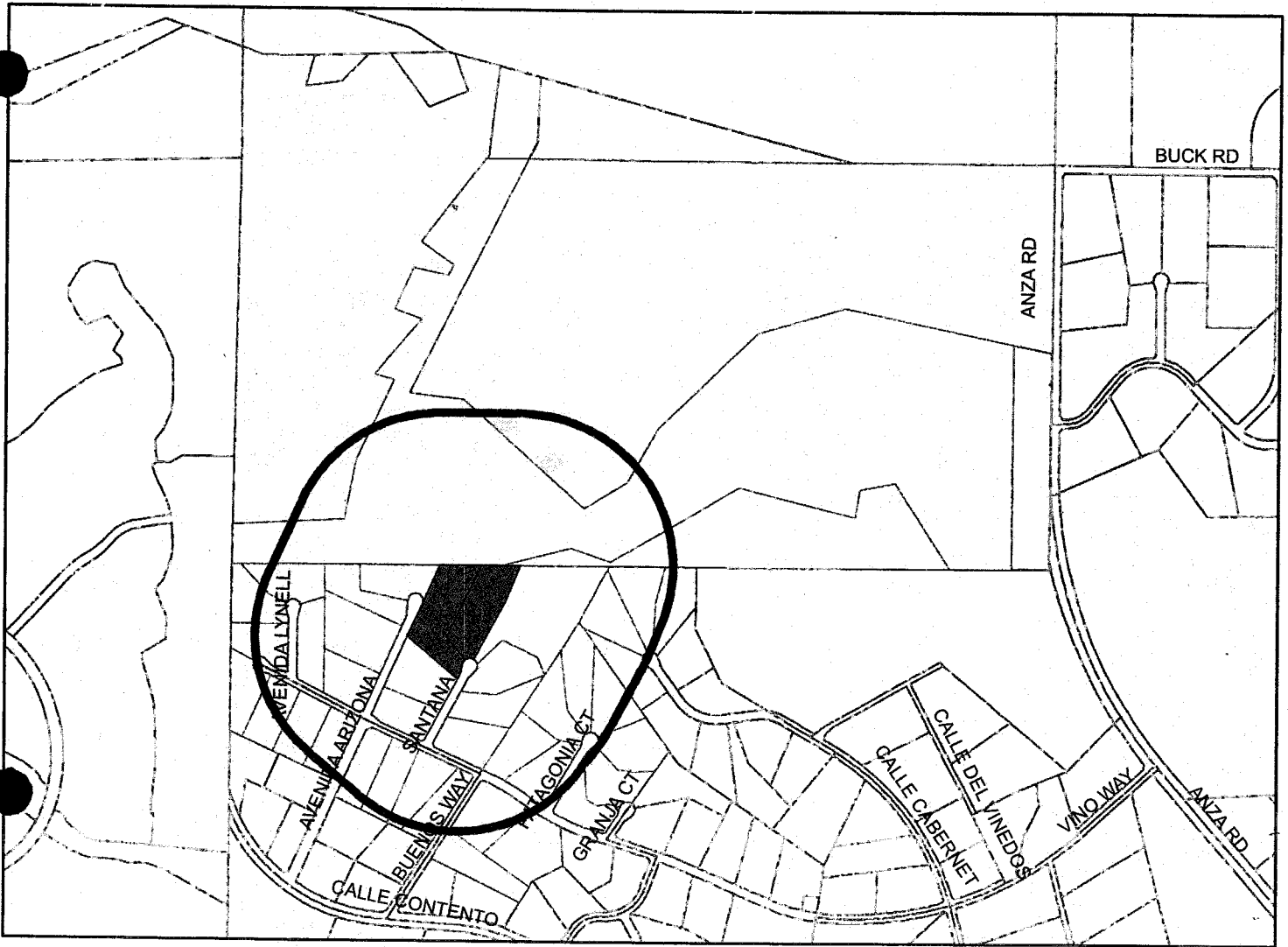
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PM33831/CZ07421 (1000 feet buffer)**



**Selected Parcels**

943-270-006	943-160-019	943-170-020	943-160-032	943-160-021	943-160-026	943-160-029	943-170-025	943-170-015	943-160-030
943-160-008	943-160-018	943-160-023	943-270-007	943-150-023	943-150-026	943-160-006	943-150-022	943-160-007	943-170-026
943-150-021	943-160-017	943-150-025	943-150-028	943-270-008	964-180-015	964-180-001	964-180-002	964-180-003	943-160-031
943-160-005	943-170-014	943-170-024	943-160-024	943-170-019	943-270-009	943-170-021	943-170-016	943-170-017	943-150-027
943-150-024	943-160-020	943-170-023							



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: 943150021, APN: 943150021  
MARTHA PONCE  
3736 E 57TH ST  
HAYWOOD CA 90270

ASMT: 943150028, APN: 943150028  
SYLVIA SAVALA, ETAL  
P O BOX 891688  
TEMECULA CA 92589

ASMT: 943150022, APN: 943150022  
KIMBERLY MITCHELL  
33055 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160005, APN: 943160005  
RHONDA HENSLEY, ETAL  
1343 VERSANTE CIR  
CORONA CA 92881

ASMT: 943150023, APN: 943150023  
M MCDERMOTT, ETAL  
33135 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160006, APN: 943160006  
DEBRA SEAL, ETAL  
P O BOX 892215  
TEMECULA CA 92589

ASMT: 943150024, APN: 943150024  
LINDA WOLFE, ETAL  
29970 TECHNOLOGY DR 114  
MURRIETA CA 92563

ASMT: 943160007, APN: 943160007  
KARY JENSEN HEDEGAARD, ETAL  
39615 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943150025, APN: 943150025  
PATRICIA PAYNE, ETAL  
39790 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008  
YVONNE OKERSON, ETAL  
33180 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150026, APN: 943150026  
DENISE AUGUSTINE, ETAL  
33235 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160017, APN: 943160017  
JUDITH MARR, ETAL  
33120 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150027, APN: 943150027  
TED DANA  
33275 VINO WAY  
TEMECULA CA 92591

ASMT: 943160018, APN: 943160018  
IRENE NOBLES  
39605 AVENIDA LYNELL  
TEMECULA, CA. 92591

ASMT: 943160019, APN: 943160019  
CHRISTIE VAZZANA, ETAL  
39585 AVENIDA LYNELL  
TEMECULA, CA. 92591

ASMT: 943160031, APN: 943160031  
DONNA HELSOM, ETAL  
33284 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020  
BETTY DANG, ETAL  
33142 VINO WAY  
TEMECULA, CA. 92590

ASMT: 943160032, APN: 943160032  
PAI LING CHU, ETAL  
87 SPLENDOR  
IRVINE CA 92618

ASMT: 943160023, APN: 943160023  
MARJORIE SPENCE, ETAL  
39360 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943170014, APN: 943170014  
HOLLY IVERSON, ETAL  
39610 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 943160024, APN: 943160024  
MARY ESPIRITU, ETAL  
1149 OBAN DR  
LOS ANGELES CA 90065

ASMT: 943170015, APN: 943170015  
CANDICE STEVENS, ETAL  
571 H CRANE ST  
LAKE ELSINORE CA 92530

ASMT: 943160026, APN: 943160026  
YOLANDA ROBINSON, ETAL  
39600 AVENIDA ARIZONA  
TEMECULA CA 92591

ASMT: 943170016, APN: 943170016  
DIANE DEWENTER, ETAL  
39673 GRANJA CT  
TEMECULA, CA. 92591

ASMT: 943160029, APN: 943160029  
JOHN PAIGE, ETAL  
39682 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943170017, APN: 943170017  
TAMMY KRISTOFFERSEN  
42200 CALLE BARBONA  
TEMECULA CA 92592

ASMT: 943160030, APN: 943160030  
ROBERTA HOPP, ETAL  
39610 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019  
TRACI DEWEY, ETAL  
39720 BUENOS WAY  
TEMECULA, CA. 92591

ASMT: 943170020, APN: 943170020  
HELEN LIM, ETAL  
525 PLAZA DEL CID  
CHULA VISTA CA 91910

ASMT: 943270007, APN: 943270007  
MARIA GUEVARRA, ETAL  
39511 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943170021, APN: 943170021  
TIMOTHY FAULKNER, ETAL  
C/O TIMOTHY A FAULKNER  
39500 BUENOS WAY  
TEMECULA, CA. 92591

ASMT: 943270008, APN: 943270008  
PGD INV  
C/O JUDI WHITE  
711 E IMPERIAL HWY NO 200  
BREA CA 92821

ASMT: 943170023, APN: 943170023  
WALTER LIFSEY  
750 MILLER ST NO 901  
SAN JOSE CA 95110

ASMT: 943270009, APN: 943270009  
KAREN FARR, ETAL  
39512 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943170024, APN: 943170024  
QIONG KAY, ETAL  
39647 PATAGONIA CT  
TEMECULA CA 92591

ASMT: 964180001, APN: 964180001  
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY  
C/O JOE RANK  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

ASMT: 943170025, APN: 943170025  
DOROTHY CAKE  
39621 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 964180003, APN: 964180003  
OPEN SPACE, ETAL  
4600 CRESTMORE RD  
RIVERSIDE CA 92519

ASMT: 943170026, APN: 943170026  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 964180015, APN: 964180015  
REGENTS OF THE UNIVERSITY OF CALIF  
C/O REAL ESTATE SERVICES GROUP  
1111 FRANKLIN ST 6TH FL  
OAKLAND CA 94607

ASMT: 943270006, APN: 943270006  
VALERIE LANNI, ETAL  
39517 CALLE CABERNET  
TEMECULA, CA. 92591

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

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

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

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

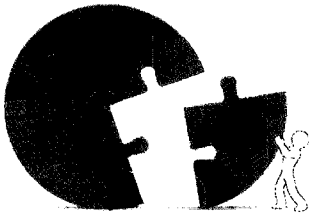
Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

David & Yolanda Robinson  
29600 Avenida Arizona  
Temecula, CA 92591

Lakeshore Engineering  
31520 Railroad Canyon Rd, STE A  
Canyon Lake, CA 92587

David & Yolanda Robinson  
29600 Avenida Arizona  
Temecula, CA 92591

Lakeshore Engineering  
31520 Railroad Canyon Rd, STE A  
Canyon Lake, CA 92587



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**EA No. 40692, Change of Zone No. 7421, Tentative Parcel Map No. 33831**

*Project Title/Case Numbers*

**David Mares, Principal Planner**

*County Contact Person*

**951 955-9076**

*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**David & Yolonda Robinson**

*Project Applicant*

**29600 Avenida Arizona, Temecula, CA 92591**

*Address*

**The project is located northerly of Vino Way between Avenida Arizona to the east and Santana Drive to the west.**

*Project Location*

**The Change of Zone proposes to changes the site's zoning from Rural Residential to Residential Agricultural – 2 Acre Minimum and the tentative parcel map is a Schedule H subdivision of 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres.**

*Project Description*

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

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

*Title*

*Date*

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

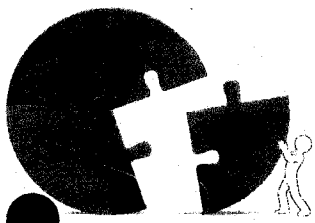
DM/dm

Revised 12/13/2012

Y:\Planning Case Files-Riverside office\PM33831\DH-PC-BOS Hearings\BOS\ICZ7421-PM33831 NOD Form.docx

Please charge deposit fee case#: ZEA40692 ZCFG04130

**FOR COUNTY CLERK'S USE ONLY**



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7421/Tentative Parcel Map No. 33831

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: David Mares Title: Principal Planner Date: January 10, 2013

Applicant/Project Sponsor: David & Yolonda Robinson Date Submitted: February 21, 2006

**ADOPTED BY:** Board of Supervisors

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

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

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

For additional information, please contact David Mares at 951 955-9076.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM33831\DH-PC-BOS Hearings\BOS\CZ7421-PM33831 MND Form.docx

Please charge deposit fee case#: ZEA40692 ZCFG04130

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I1003320

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: ROBINSON DAVID & YOLANDA  
paid by: MC 07145Z  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3  
\$33.75

By \_\_\_\_\_ Dec 02, 2010 16:53  
JCMITCHE posting date Dec 02, 2010

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

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

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1305023

80 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: ROBINSON DAVID & YOLANDA \$112.25  
paid by: CK 242  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3

By \_\_\_\_\_ Jun 04, 2013 15:36  
MGARDNER posting date Jun 04, 2013

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$112.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R1010025

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: ROBINSON DAVID & YOLANDA \$2,010.25  
paid by: CK 5387  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3

By MGARDNER Sep 09, 2010 13:13  
posting date Sep 09, 2010

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

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

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* R0603085

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: ROBINSON DAVID & YOLANDA \$64.00  
paid by: CK 5129  
CA FISH AND GAME FOR EA40692  
paid towards: CFG04130 CALIF FISH & GAME: DOC FEE  
at parcel: 39600 AVENIDA ARIZONA TEM  
appl type: CFG3

By CYUHAS Feb 21, 2006 16:37  
posting date Feb 21, 2006

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

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

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



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 2, 2013

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

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

RE: NOTICE OF PUBLIC HEARING: ZC 7421 TPM 33831

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 5, 2013.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

**Gil, Cecilia**

---

**From:** mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>  
**Sent:** Tuesday, July 02, 2013 8:19 AM  
**To:** Gil, Cecilia  
**Subject:** Re: [Legals] FOR PUBLICATION: ZC 7421 TPM 33831

Received for publication on July 5. Proof with cost to follow.

Publishing Date	
Wed. 7/3	Mon. 7/1 @ 10:30 AM
Thurs. 7/4 - Sun 7/7	Tues. 7/2 @ 10:30 AM
Mon. 7/8 - Tues. 7/9	Wed. 7/3 @ 10:30 AM

Thank You!



Publisher of The Press-Enterprise  
Inland Southern California's News Leader

**Legal Advertising**

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Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

**\*\*Additional days required for larger ad sizes\*\***

On Tue, Jul 2, 2013 at 7:42 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning! Attached is a Notice of Public Hearing, for publication on July 5, 2013. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors

951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.**

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 2, 2013

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

FAX : (951) 699-1467  
E-MAIL: [LegalsSWRiverside@UTSanDiego.com](mailto:LegalsSWRiverside@UTSanDiego.com)

RE: NOTICE OF PUBLIC HEARING: ZC 7421 TPM 33831

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 5, 2013.**

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Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*


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

**Gil, Cecilia**

---

**From:** cathy.viars@californian.com  
**Sent:** Tuesday, July 02, 2013 9:09 AM  
**To:** Gil, Cecilia  
**Subject:** 10758452 CA-ZC7421 TPM  
**Attachments:** C:\Users\viars\AppData\Local\Temp\6\OrderConf.pdf

**AD # 10758452 PO# CA-ZC7421 TPM**  
**NET \$ 93.60**  
**U-T San Diego TEMECULA OFFICE**

 on the following dates:  
7/05/13

**PLEASE NOTE AS OF 6-11-13 OUR NEW EMAIL ADDRESS TO SEND LEGALS FOR  
THE RIVERSIDE/TEMECULA AREA IS:**

**[LegalsSWRiverside@UTSanDiego.com](mailto:LegalsSWRiverside@UTSanDiego.com)**

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 16, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by David Robinson on **Change of Zone No. 7421**, which proposes to change the zone from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33831, Schedule H**, which proposes to subdivide 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres (“the project”). The project is located northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40692**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org).

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

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

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

Dated: July 2, 2013

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



## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 2, 2013, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7421 and TPM 33831

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 16, 2013 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: July 2, 2013  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Anderson, Rosemarie <randerso@asrclkrec.com>  
**Sent:** Tuesday, July 02, 2013 8:46 AM  
**To:** Gil, Cecilia; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: ZC 7421 TPM 33831

RECEIVED

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, July 02, 2013 7:45 AM  
**To:** Anderson, Rosemarie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: ZC 7421 TPM 33831

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

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

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

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or  
proceeding; that on July 2, 2013, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

ZC 7421 and TPM 33831

to the parties listed in the attached labels, by depositing said copy with postage thereon  
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,  
92501.

**Board Agenda Date:** July 16, 2013 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: July 2, 2013  
Cecilia Gil

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/14/2013.

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

APN (s) or case numbers PM33831/CZ07421 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

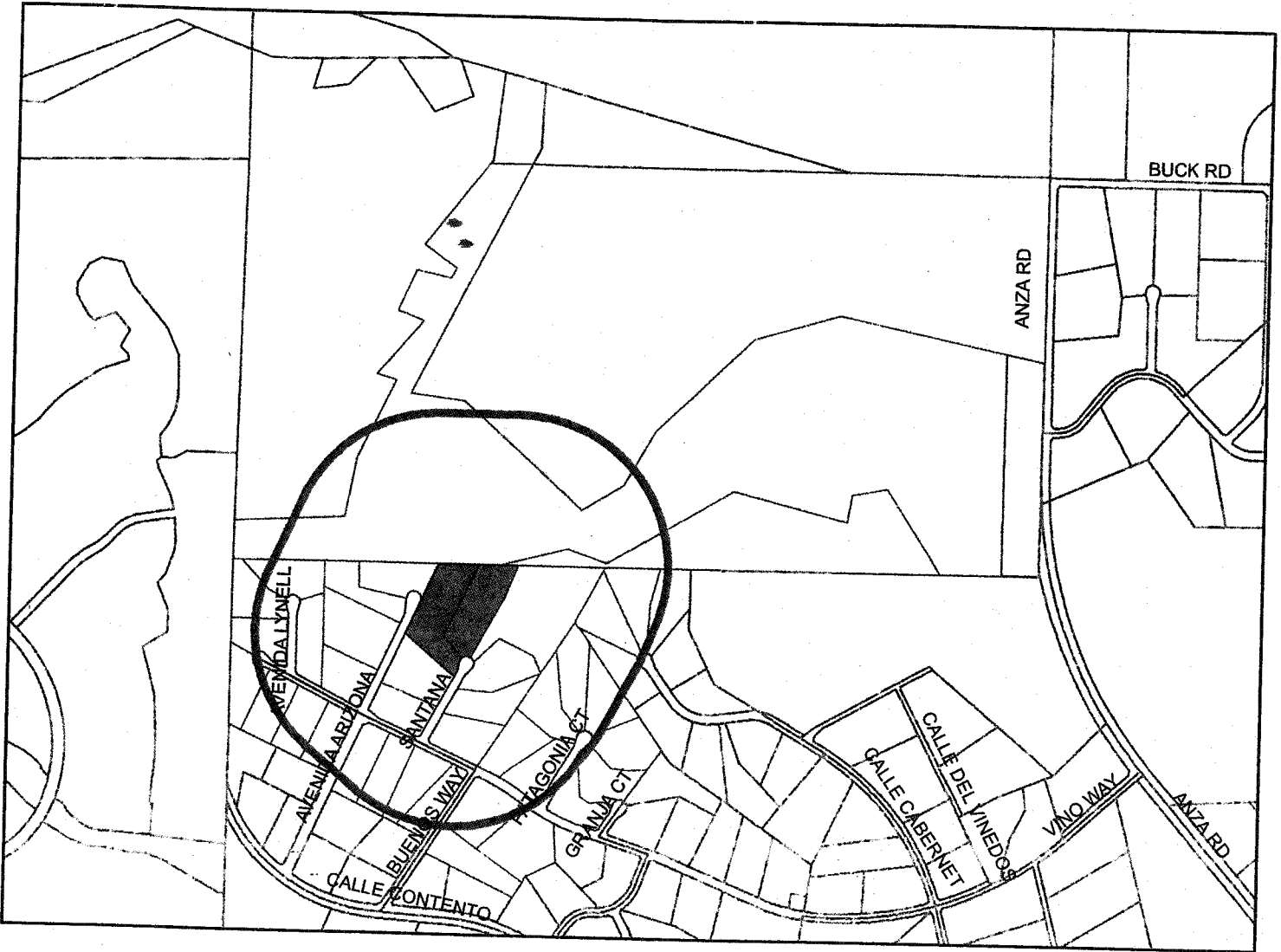
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

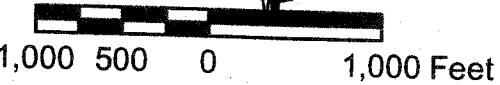
TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

**PM33831/CZ07421 (1000 feet buffer)**



**Selected Parcels**

943-270-006	943-160-019	943-170-020	943-160-032	943-160-021	943-160-026	943-160-029	943-170-025	943-170-015	943-160-030
943-160-008	943-160-018	943-160-023	943-270-007	943-150-023	943-150-026	943-160-006	943-150-022	943-160-007	943-170-026
943-150-021	943-160-017	943-150-025	943-150-028	943-270-008	964-180-015	964-180-001	964-180-002	964-180-003	943-160-031
943-160-005	943-170-014	943-170-024	943-160-024	943-170-019	943-270-009	943-170-021	943-170-016	943-170-017	943-160-031
943-150-024	943-160-020	943-170-023							943-150-027



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: 943150021, APN: 943150021  
MARTHA PONCE  
3736 E 57TH ST  
HAYWOOD CA 90270

ASMT: 943150028, APN: 943150028  
SYLVIA SAVALA, ETAL  
P O BOX 891688  
TEMECULA CA 92589

ASMT: 943150022, APN: 943150022  
KIMBERLY MITCHELL  
33055 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160005, APN: 943160005  
RHONDA HENSLEY, ETAL  
1343 VERSANTE CIR  
CORONA CA 92881

ASMT: 943150023, APN: 943150023  
M MCDERMOTT, ETAL  
33135 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160006, APN: 943160006  
DEBRA SEAL, ETAL  
P O BOX 892215  
TEMECULA CA 92589

ASMT: 943150024, APN: 943150024  
LINDA WOLFE, ETAL  
29970 TECHNOLOGY DR 114  
MURRIETA CA 92563

ASMT: 943160007, APN: 943160007  
KARY JENSEN HEDEGAARD, ETAL  
39615 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943150025, APN: 943150025  
PATRICIA PAYNE, ETAL  
39790 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008  
YVONNE OKERSON, ETAL  
33180 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150026, APN: 943150026  
DENISE AUGUSTINE, ETAL  
33235 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160017, APN: 943160017  
JUDITH MARR, ETAL  
33120 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150027, APN: 943150027  
TED DANA  
33275 VINO WAY  
TEMECULA CA 92591

ASMT: 943160018, APN: 943160018  
IRENE NOBLES  
39605 AVENIDA LYNELL  
TEMECULA, CA. 92591

ZC 7421 TPM 33831 (49)



ASMT: 943160019, APN: 943160019  
CHRISTIE VAZZANA, ETAL  
39585 AVENIDA LYNELL  
TEMECULA, CA. 92591

ASMT: 943160031, APN: 943160031  
DONNA HELSOM, ETAL  
33284 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020  
BETTY DANG, ETAL  
33142 VINO WAY  
TEMECULA, CA. 92590

ASMT: 943160032, APN: 943160032  
PAI LING CHU, ETAL  
87 SPLENDOR  
IRVINE CA 92618

ASMT: 943160023, APN: 943160023  
MARJORIE SPENCE, ETAL  
39360 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943170014, APN: 943170014  
HOLLY IVERSON, ETAL  
39610 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 943160024, APN: 943160024  
MARY ESPIRITU, ETAL  
1149 OBAN DR  
LOS ANGELES CA 90065

ASMT: 943170015, APN: 943170015  
CANDICE STEVENS, ETAL  
571 H CRANE ST  
LAKE ELSINORE CA 92530

ASMT: 943160026, APN: 943160026  
YOLANDA ROBINSON, ETAL  
39600 AVENIDA ARIZONA  
TEMECULA CA 92591

ASMT: 943170016, APN: 943170016  
DIANE DEWENTER, ETAL  
39673 GRANJA CT  
TEMECULA, CA. 92591

ASMT: 943160029, APN: 943160029  
JOHN PAIGE, ETAL  
39682 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943170017, APN: 943170017  
TAMMY KRISTOFFERSEN  
42200 CALLE BARBONA  
TEMECULA CA 92592

ASMT: 943160030, APN: 943160030  
ROBERTA HOPP, ETAL  
39610 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019  
TRACI DEWEY, ETAL  
39720 BUENOS WAY  
TEMECULA, CA. 92591

1-800-GO-AVERY  
WWW.AVERY.COM

11/14/2013 5:31:20 PM  
Sens de chargement  
révéler le rebord Pop-Up™

Utilisez le gabarit AVERY® 5160  
Étiquettes faciles à peeler

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

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

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

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

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

David & Yolanda Robinson  
29600 Avenida Arizona  
Temecula, CA 92591

Lakeshore Engineering  
31520 Railroad Canyon Rd, STE A  
Canyon Lake, CA 92587

David & Yolanda Robinson  
29600 Avenida Arizona  
Temecula, CA 92591

Lakeshore Engineering  
31520 Railroad Canyon Rd, STE A  
Canyon Lake, CA 92587





ASMT: 943170020, APN: 943170020  
HELEN LIM, ETAL  
525 PLAZA DEL CID  
CHULA VISTA CA 91910

ASMT: 943270007, APN: 943270007  
MARIA GUEVARRA, ETAL  
39511 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943170021, APN: 943170021  
TIMOTHY FAULKNER, ETAL  
C/O TIMOTHY A FAULKNER  
39500 BUENOS WAY  
TEMECULA, CA. 92591

ASMT: 943270008, APN: 943270008  
PGD INV  
C/O JUDI WHITE  
711 E IMPERIAL HWY NO 200  
BREA CA 92821

ASMT: 943170023, APN: 943170023  
WALTER LIFSEY  
750 MILLER ST NO 901  
SAN JOSE CA 95110

ASMT: 943270009, APN: 943270009  
KAREN FARR, ETAL  
39512 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943170024, APN: 943170024  
QIONG KAY, ETAL  
39647 PATAGONIA CT  
TEMECULA CA 92591

ASMT: 964180001, APN: 964180001  
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY  
C/O JOE RANK  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

ASMT: 943170025, APN: 943170025  
DOROTHY CAKE  
39621 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 964180003, APN: 964180003  
OPEN SPACE, ETAL  
4600 CRESTMORE RD  
RIVERSIDE CA 92519

ASMT: 943170026, APN: 943170026  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 964180015, APN: 964180015  
REGENTS OF THE UNIVERSITY OF CALIF  
C/O REAL ESTATE SERVICES GROUP  
1111 FRANKLIN ST 6TH FL  
OAKLAND CA 94607

ASMT: 943270006, APN: 943270006  
VALERIE LANNI, ETAL  
39517 CALLE CABERNET  
TEMECULA, CA. 92591

FOR BILLING INQUIRIES:  
 CALL (951) 368-9710  
 EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)



THE PRESS-ENTERPRISE [pe.com](http://pe.com)



WEEKLY



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8-MEDIA waves

LANDSOCAL

10 DATE	11 REFERENCE NUMBER	12 DESCRIPTION - OTHER COMMENTS/CHARGES	13 PRODUCT/ZONE	15 SIZE	16 BILLED UNITS	17 TIMES RUN	18 RATE	19 GROSS AMOUNT	20 NET AMOUNT
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07/05/2013	I01082907-07052013	PO# ZC 7421 TPM 33831, NOTICE OF F	Press-Enterprise	2 x 88 LI	176	1	1.29	227.50	227.50
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Order Placed by: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2013 JUL 11 PM 2:27

*Planning  
 16-1 of 07/16/13  
 ZC 7421*

**Legal Advertising Invoice**

<b>BALANCE</b>
<b>\$227.50</b>

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
25	1	6	7	2	
Kristin Gribbin 951-368-9223	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
	07/05/2013 - 07/05/2013	100141323	100141323	BOARD OF SUPERVISORS	

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



Legal Advertising Invoice

ADVERTISER/CLIENT NAME			
BOARD OF SUPERVISORS			
1	6	7	
BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	
07/05/2013 - 07/05/2013	100141323	100141323	
23	24	3	
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	
\$227.50	I01082907-07052013	DUE UPON RECEIPT	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

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

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

# THE PRESS-ENTERPRISE

3450 Fourteenth Street  
Riverside, CA 92501-3878  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: / ZC 7421 TPM 33831

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/05/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: July 05, 2013  
At: Riverside, California



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

Ad Number: 0001082907-01

P.O. Number: ZC 7421 TPM 33831

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 14, 2013 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by David Robinson on Change of Zone No. 7421, which proposes to change the zone from Rural Residential (R-R) to Residential Agricultural - 2 Acre Minimum (R-A-2), or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 33831, Schedule H, which proposes to subdivide 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres ("the project"). The project is located northerly of Vlna Way, easterly of Avenida Arizona, and westerly of Santana Drive, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for Environmental Assessment No. 40692.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL [wbugtal@rcplma.org](mailto:wbugtal@rcplma.org).

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

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

Dated: July 2, 2013  
Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

7/5



7/5

### Order Confirmation

Account Number: 1219291  
 Customer: RIV CO BOARD OF SUPERVISORS  
 P.O. BOX 1147  
 ATTN: CECILIA GIL  
 RIVERSIDE, CA 925021147

Ad Number: 0010758452  
 PO Number: CA-ZC7421 TPM  
 Date Ordered: 07/02/2013  
 Orderer: CECILIA GIL  
 Order Status: Live  
 Queue: Ready  
 Colors: <NONE>  
 Prod Colors:  
 Production Method: AdBooker  
 Ad Size: 3.22 x 5.87  
 Columns: 2.00 Inches: 5.87

Total Amount: \$93.60  
 Payment Method:  
 Payment Amount: \$0.00  
 Amount Due: \$93.60

Sales Rep: CATHY VIARS  
 Telephone: (951) 676-4315  
 Email: CATHY.VIARS@UTSANDIEGO.COM

Telephone: (951) 955-1060  
 Fax:  
 Email: CCGIL@RCBOS.ORG

Product	Zone	Placement	Position	Start Date	End Date	Insertions
UTSanDiego Mobile	Digital	NC Legals	NCT Legals	07/05/2013	07/05/2013	1
UTSanDiego Online	Digital	NC Legals	NCT Legals	07/05/2013	07/05/2013	1
UTSanDiego Print	CAL	NC Legals	NCT Legals	07/05/2013	07/05/2013	1

Ad Content

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 16, 2013 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by David Robinson on Change of Zone No. 7421, which proposes to change the zone from Rural Residential (R-R) to Residential Agricultural - 2 Acre Minimum (R-A-2), or such other zones as the Board may find appropriate; and, Tentative Parcel Map No. 33831, Schedule H, which proposes to subdivide 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres ("the project"). The project is located northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive, Third Supervisorial District. The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for Environmental Assessment No. 40692. The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL wbugtai@rcplma.org. Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time a

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF

Printed: 7/2/2013 9:06 am

350 Camino de la Reina  
P.O. Box 120191, San Diego, CA 92112-0191  
619-299-3131

Planning 16-1 of 07/16/13 Page 1 of 2  
208421



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 16, 2013 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by David Robinson on **Change of Zone No. 7421**, which proposes to change the zone from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 33831, Schedule H**, which proposes to subdivide 7.41 gross acres into 3 residential parcels ranging in size from 2.34 to 2.83 gross acres (“the project”). The project is located northerly of Vino Way, easterly of Avenida Arizona, and westerly of Santana Drive, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 40692**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAI, PROJECT PLANNER, AT (951) 955-2419 OR EMAIL [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org).

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

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

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

Dated: July 2, 2013

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

16-1 of 07/16/13

BC: 92502114747 \*0818-00500-08-22

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MAILER: 0807/12/13

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2013 JUL 16 PM 12:34

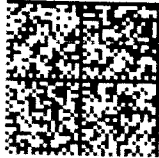
Lakeshore Engineering  
31520 Railroad Canyon Rd, STE A  
Canyon Lake, CA 92587

**PUBLIC HEARING NOTICE**  
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

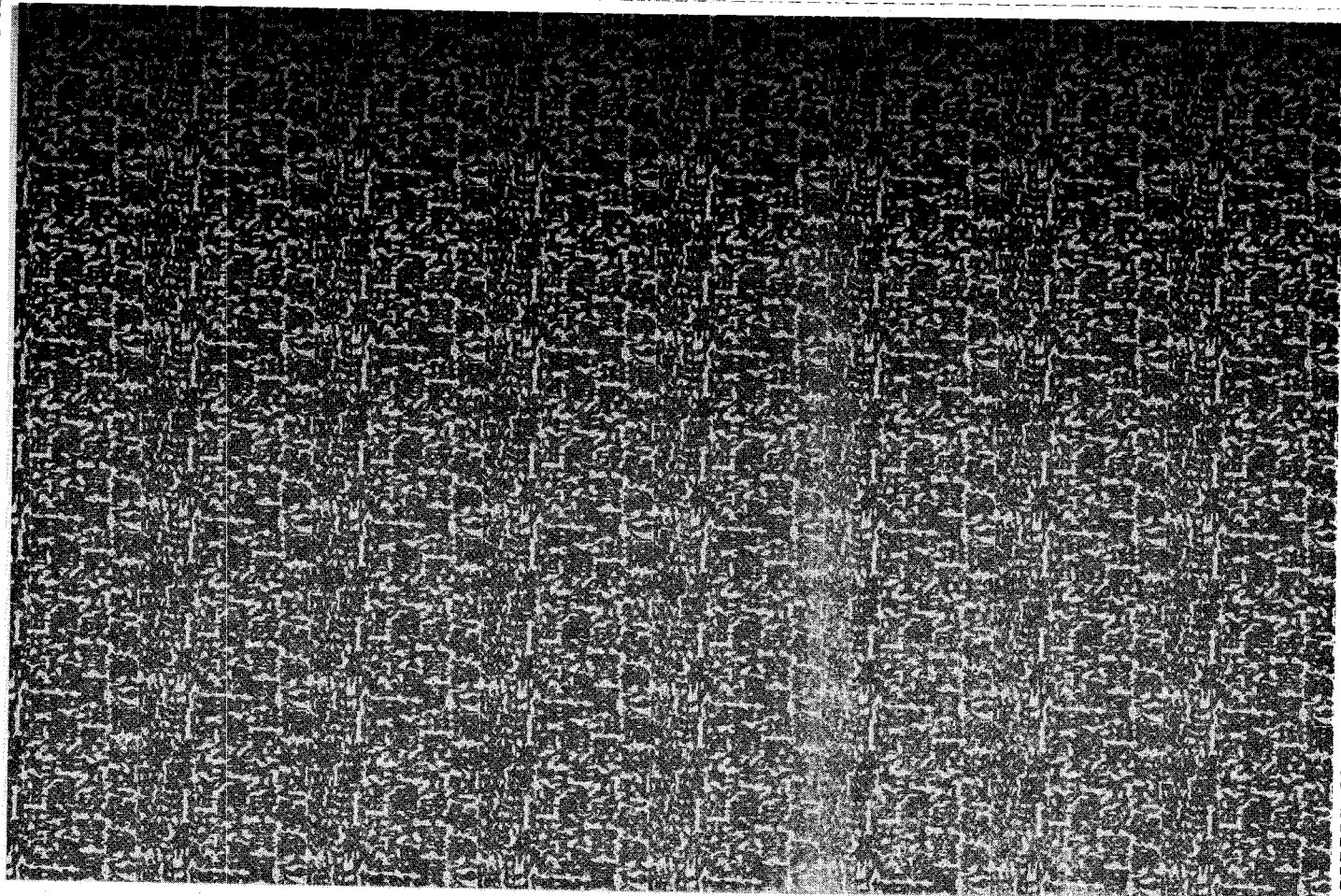
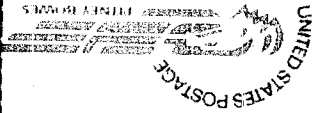


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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 2, 2013

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

16-1 of 07/16/13



FVJ-SWB 9258

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2013 JUL - 8 PM 2:45

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DEBRA SEAL, ETAL  
P O BOX 892215  
TEMECULA CA 92589

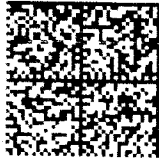
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**PUBLIC HEARING NOTICE**

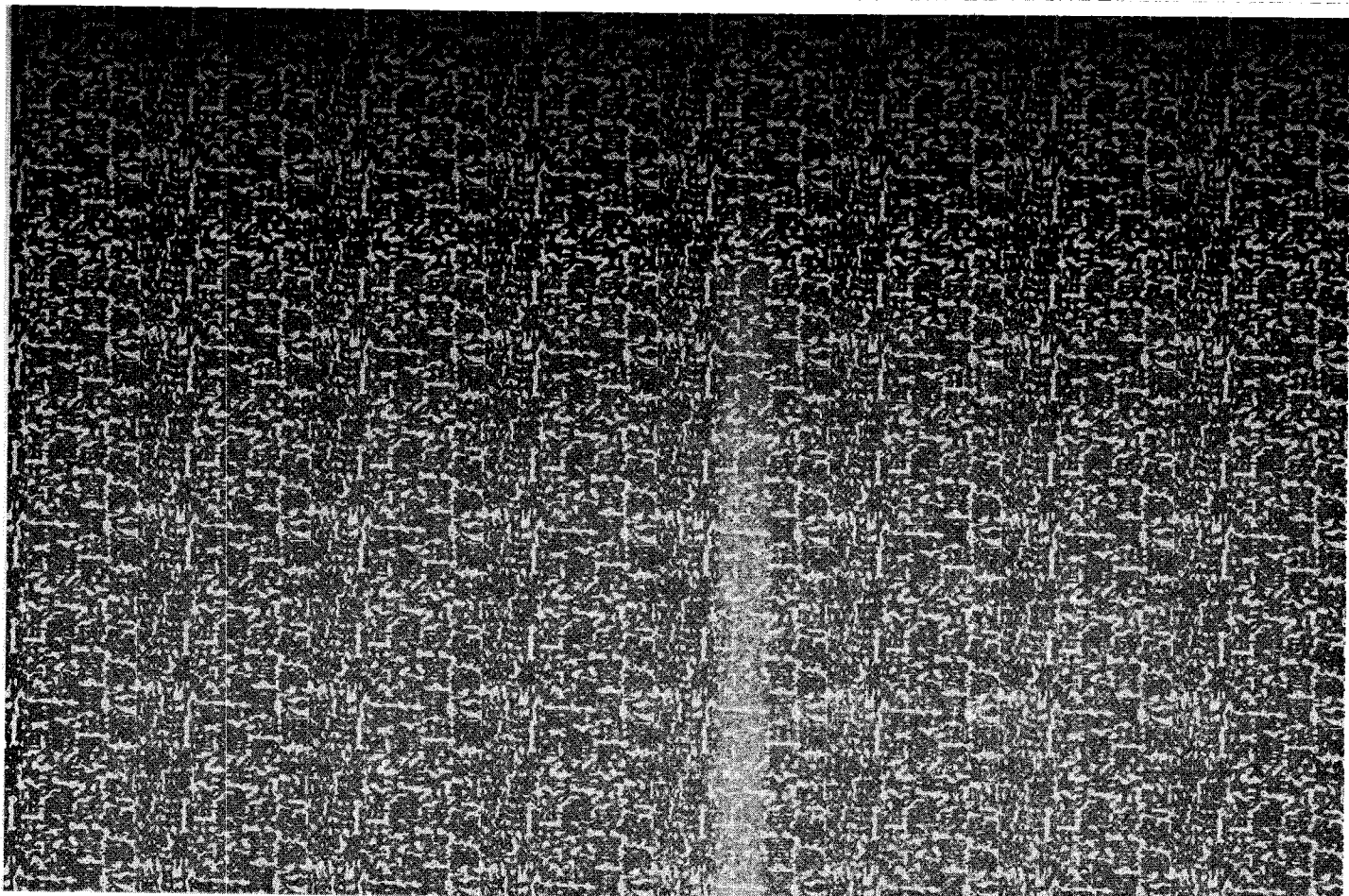
Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE PARCEL MAP, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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Dated: July 2, 2013

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

16-1 of 07/16/13

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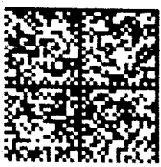
ASMT: 943270007, APN: 943270007  
MARIA GUEVARRA, ETAL  
39511 CALLE CABERNET  
TEMECULA, CA. 92591

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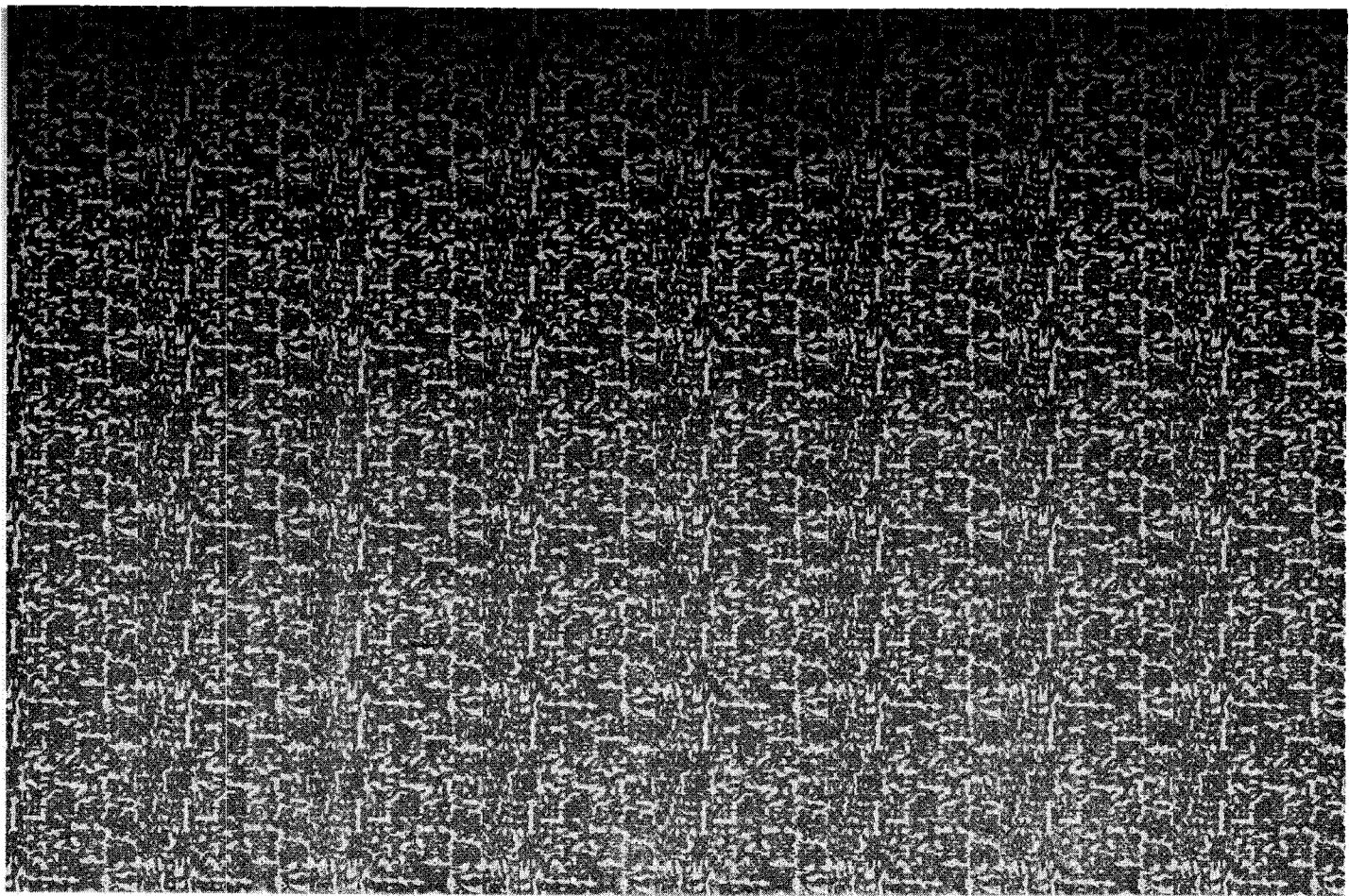
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