

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



**ITEM
1.8
(ID # 4667)**

MEETING DATE:
Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE PARCEL MAP NO. 36615 – Receive and File – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) (10 Acre Minimum) – Location: North of Sandia Creek Drive; south of La Cruz Drive; and west of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - REQUEST: The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard). Applicant Fees 100%.

RECOMMENDED MOTION: The Director's Hearing and Staff recommend that the Board of Supervisors:

RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on at the Director's Hearing on June 19, 2017.

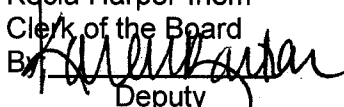
ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/26/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 11, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION (Continued):

The Planning Department recommended approval; and,

THE DIRECTOR'S HEARING:

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42697**, 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 **PARCEL MAP NO. 36615**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

The project is located within the Southwest Area Plan of Western Riverside County; more specifically, northerly of Sandia Creek Drive; southerly of La Cruz Drive; and westerly of Calle Catrina.

The Director's Hearing heard the above referenced project on June 19, 2017. At the hearing, Staff read into record a deferred condition of approval (50.Fire-Water Plans.9) and also read into record the inserted conditions of approval (60.Fire-Water Plans.3) and (80.Fire-Water Plans.6). This request was made of the Applicant and Engineer Representative due to the fact that the project parcel is currently an Avocado Orchard and will remain as such. Their request is to not hold up the recordation of Parcel Map No. 36615 for a condition that would be better suited for development rather than just subdividing the property. As such, the development of a structure or dwelling is to occur on either parcel created; it will be the responsibility of the property owner to provide water plans prior to the issuance of a grading permit and/or building permit. The Hearing Officer approved the project subject to the attached and inserted recommended conditions of approval.

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

Board Action

The Director's Hearing decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. **DIRECTOR'S HEARING REPORT OF ACTION**
- B. **MEMORANDUM OF REVISED CONDITIONS OF APPROVAL FOR DIRECTOR'S HEARING**
- C. **DIRECTOR'S HEARING STAFF REPORT**



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 19, 2017**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 TENTATIVE PARCEL MAP NO. 37086 – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule "H" Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42890; and

APPROVE Tentative Parcel Map No. 37086.

Staff's Recommendation:

ADOPTION of the Negative Declaration for Environmental Assessment No. 42890; and

APPROVAL of Tentative Parcel Map No. 37086.

Planning Director's Actions:

APPROVED the Negative Declaration for Environmental Assessment No. 42890; and

APPROVED Tentative Parcel Map No. 37086, subject to the conditions of approval.

3.2 PLOT PLAN NO. 26118 – Intent to Adopt a Negative Declaration – Applicant: Redlands Consultant & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill Avenue – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42956; and

APPROVE Plot Plan No. 26118.

Staff's Recommendation:

ADOPTION of the Negative Declaration for Environmental Assessment No. 42956; and

APPROVAL of Plot Plan No. 26118.

Planning Director's Actions:

APPROVED the Negative Declaration for Environmental Assessment No. 42956; and

APPROVED Plot Plan No. 26118, subject to the conditions of approval.

3.3 TENTATIVE PARCEL MAP NO. 36615 – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District Area – Southwest Area Plan: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule "H" parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard). Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42697; and

APPROVE Parcel Map No. 36615.

Staff's Recommendation:

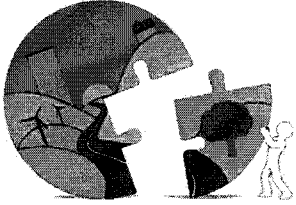
ADOPTION of the Negative Declaration for Environmental Assessment No. 42697; and

APPROVAL of Parcel Map No. 36615.

Planning Director's Actions:

APPROVED the Negative Declaration for Environmental Assessment No. 42697; and

APPROVED Parcel Map No. 36615, subject to the conditions of approval.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Memorandum

Date: June 19, 2017

Subject: PM36615 at Director's Hearing Item #3.3

RE: Deferral of Condition of Approval from Fire Dept. for Water Plans from Prior to Map Recordation to Prior to a Grading and/or Building permit issuance.

To: The Director's Hearing Officer

From: Tim Wheeler, Project Planner for Parcel Map No. 36615

Please find attached deferred Condition of Approval of (50.Fire-Water Plans.9) from prior to map recordation to prior to a grading permit issuance (60.Fire-Water Plans.3) and/or if no grading occurs prior to a building permit issuance (80.Fire-Water Plans.6). This request was made of the Applicant and Engineer Representative due to the fact that the project parcel is currently an Avocado Orchard and will remain as such. Their request is to not wanting to hold up the recordation of Parcel Map No. 36615 for a condition that would be better suited for development rather than just subdividing the property. As such a time development of a structure or dwelling is to occur on either parcel created; it will be the responsibility of the property owner to provide water plans prior to the issuance of a grading permit and/or building permit.

Attached are the deferred Condition of Approval for prior to map recordation and the inserted Condition of Approvals for prior to a grading permit and/or building permit issuance.

Sincerely,

Tim Wheeler, Project Planner

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

06/19/17
11:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 9

MAP - #46-WATER PLANS

DEFERRED

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 3

MAP - WATER PLANS

RECOMMND

Water plans are required to be submitted and approved prior to grading permit issuance.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 6

MAP - WATER PLANS

RECOMMND

Water plans are required to be submitted and approved prior to grading permit issuance and/or building permit issuance.

Agenda Item No.:
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: First
Project Planner: Tim Wheeler
Directors Hearing: June 19, 2017

Parcel Map No. 36615
Environmental Assessment No. 42697
Applicant: Adrian Gallarzo
Engineer/Representative: Love Engineering


Charissa Leach
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION:

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

PROJECT LOCATION:

Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina. No address assigned to the subject parcel.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Mountainous (RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Mountainous (RM) (10 Acre Minimum) |
| 3. Existing Zoning: | Residential Agriculture - 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning: | Residential Agriculture - 5 Acre Minimum (R-A-5) |
| 5. Existing Land Use: | Farming Operation |
| 6. Surrounding Land Use: | Single Family Residence, Farming Operations, Vacant Land |
| 7. Project Data: | Total Acreage: 25.80 Gross Acres
Total Proposed Lots: 2 parcel lots created
Proposed Min. Lot Size: N/A
Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42697, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PARCEL MAP NO. 36615, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM) (10 Acre Minimum) and is within the Southwest Area Plan. This Land Use Designation envisions single family residential uses and agricultural uses, with a maximum density of 1 dwelling unit per 10 acres. The proposed project is a land division of one parcel into two, approximately 13-acres each parcels that could each result in the construction of a single family residence by right on each parcel. This use is consistent with the uses envisioned by the Rural: Rural Mountainous Land Use Designations.
2. The proposed subdivision into two (2) lots with a minimum of 12.76 gross acre lots, is consistent with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) designation.
3. The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies. The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area. Rural residential development or agricultural uses are appropriate. This project meets both of those intended criteria as it is an existing avocado orchard and will remain as such; plus if development of dwellings is to occur in the future, the large size of the parcels will help keep the rural nature consistent with the surrounding area.
4. The project site is surrounded by properties that have a General Plan Land Use Designation of Rural: Rural Mountainous (R: RM) (10 Acre Minimum).
5. The zoning classification for the subject site is Residential Agricultural - 5 Acre Minimum (R-A-5). The R-A-5 zone has acceptable standards for lot sizes. The parcels (lots) proposed with this project far exceed the minimum size of 20,000 square feet with minimum widths of 100 feet and depths of 150 feet. Each proposed parcel is approximately 12.47 acres with widths of roughly 480 feet and depths of 875 feet. The size of the proposed parcels allows for front yards and automobile storage (if needed for dwelling development) to occur.
6. The project site is surrounded by properties which have a zoning classification of Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, south, east and west.
7. There are single family residences and agricultural uses within the vicinity of the proposed project.
8. This project is located within a Criteria Area of the Multi-Species Habitat Conservation Plan, Cell 7148 and has completed Habitat Acquisition and Negotiation Strategy (HANS No. 2208). HANS No. 2208 was applied for on December 3, 2014. It was completed and sent to JPR on October 8, 2015. JPR approved HANS No. 2208 with no conservation required on January 29, 2016. Additionally, riparian/riverine areas present on the site will remain there in their existing conditions with 100% avoidance.
9. The project site is located within a Very High Fire Hazard Area and is within the State Responsibility Area ("SRA") for fire protection services. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel/tract maps, and other types of proposed entitlements, which result in construction. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and

provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Payne stated that they have the authority to enforce all applicable State fire laws and that the notification requirement of Title 14 has been met. The following additional findings have been met:

- a. The Tentative Parcel Map No. 36615 is for the subdivision of an existing 25.80 gross acre parcel into 2 parcels. Proposed subdivision is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, super fire hydrants, emergency water standards, fuel modifications, fire breaks and non-flammable walls. Fire protection services can easily access the parcel(s), via La Cruz Dr.
 - b. Fire protection and suppression services are available for the parcel(s) through the California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. La Cruz Drive is 30 feet wide from the centerline of the road fronting the parcel(s). Conditions are imposed on the tentative parcel map for water supply certificates and requirements, blue dot reflectors, and address monuments.
10. Any land division map by a local governing body is required to affirmatively address all of the matters covered by Government Code Section 66474. The following are findings set forth in Article VII, Section 7.1 of Ordinance No. 460:
- a. The proposed map is consistent with the County's General Plan and any applicable Specific Plans.
 - i) The existing General Plan Designation for the project site is Rural: Rural Mountainous (R: RM) (10 Acre Minimum) in the Southwest Area Plan. This proposed subdivision is consistent with that general plan designation. This Land Use Designation envisions single family residential uses and agricultural uses, with a maximum density of 1 dwelling unit per 10 acres. The proposed project is a land division of one parcel into two, approximately 13-acres each parcels that could each result in the construction of a single family residence by right on each parcel. This use is consistent with the uses envisioned by the Rural: Rural Mountainous Land Use Designations. There are no Specific Plans within the vicinity of this project site.
 - b. The design or improvements of the proposed map is consistent with the County's General Plan and any applicable Specific Plans.
 - i) The existing General Plan Designation for the project site is (R: RM) (10 Acre Minimum). No design features or improvements are proposed for the project site as it will remain an avocado orchard. Since single family residential development is a use by right; with no improvements or design features proposed, any dwelling constructed on the parcels would be rural in nature and consistent with the General Plan Designation. There are no Specific Plans within the vicinity of this project site.
 - c. The site of the proposed map is physically suitable for the type of development.
 - i) Currently the project site is an existing avocado orchard. Single family residential development is a use by right. Any dwelling(s) constructed on the parcels would be suitable physically and their development would be consistent with the surrounding area.

- d. The site of the proposed map is physically suitable for the proposed density of the development.
 - i) The project site is located within a rural area of large parcels existing of 5 to 10 acres in size. This project proposes to subdivide the existing 25 acre lot into roughly 12 plus acre sized parcels. This density of development will continue to be consistent with the surrounding rural physicality of the area. At most, all the large parcels in this area, including this proposed project, could allow for density consisting of main and secondary dwellings, plus a guest quarter.
 - e. The design of the proposed map or proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - i) The project site is not changing from its current use of an existing avocado orchard. With avoidance of the riparian/riverine as required, the proposed project will not interfere 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.
 - f. The design of the proposed map or type of improvements is not likely to cause serious public health problems.
 - i) As no alterations or development are proposed for this subdivision and the current use of an avocado orchard is remaining. However, since single family residential development is a use by right; no public health concerns will be generated due to the proposed map or type of improvements developed by a residence.
 - g. The design of the proposed map or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed map may be approved if alternate easements for access or use will be provided and they are substantially equivalent to the easements previously acquired by the public. Additionally, this finding only applies to easements of record or established by a court judgement.
 - i) As no improvement or alterations are proposed for this project subdivision, no easements will be acquired by the public at large, for access through, or use of property. No additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per PM 3/38-39.a Cruz Drive. Either with the current use of an existing avocado orchard or development of a single family residence will not conflict with easements, access through, or use of the property that will occur.
11. Any division of land into 4 parcels, where all parcels are not less than 1 acre in gross area, shall be defined as a Schedule H parcel map division by County of Riverside Ordinance 460. The minimum improvements shall be as follows for parcels no less than 5 acres in gross area:
- a. Proposed Streets or Street Improvements. No improvements are required for the project subdivision. 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. No acceptance for maintenance is required for this proposed project. Legal access for this site was previously provided per the underlining map PM 3/38-39. The access will not change due to this proposed subdivision.
 - b. Other Improvements. Domestic water, fire protection facilities, electrical and communication facilities, and sewage disposal are available to the proposed subdivision due to the fact that neighboring parcels in the surrounding area have developed residences on them with these

utilities provided or installed. This project currently does not propose development or pad locations, but residential development can occur and would have access to said facilities and utilities.

12. In compliance with Assembly Bill No. 52 (AB52), notices regarding this project were mailed to six requesting tribes on March 2, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Cahuilla Band of Indians. Consultation with Pechanga took place on June 22, 2016, August 24, 2016 and September 07, 2016. Pechanga requested that a monitor be present during ground disturbing activities. Cahuilla requested to monitor ground disturbing activities. Consultation concluded with both Pechanga and Cahuilla on September 8, 2016.
13. Environmental Assessment No. 42697 did not identify any potentially significant impacts or any need for any mitigation.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R: RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 5 Acre Minimum (R-A-5) 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 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).

INFORMATIONAL ITEMS:

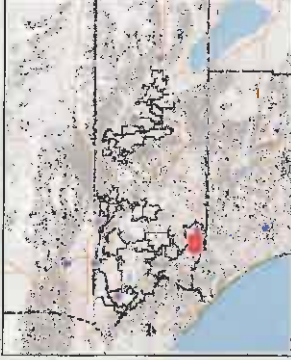
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence; or
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. A County Service Area; or
 - e. A liquefaction potential area; or
 - f. An airport influence area;

3. The project site is located within:
 - a. A State Responsibility Area and a Very High Fire Classification; and
 - b. The WRMSHCP Area; and
 - c. The De Luz Community Service District.

4. The subject site is currently designated as Assessor's Parcel Number 936-170-010.

Parcel Map No. 36615

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
 - Lakes
 - Rivers

Notes

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



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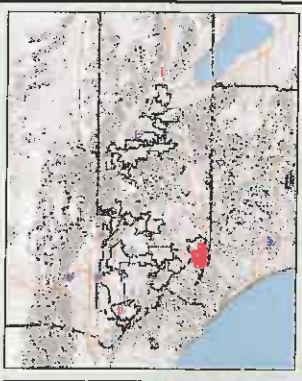


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Parcel Map No. 36615

Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

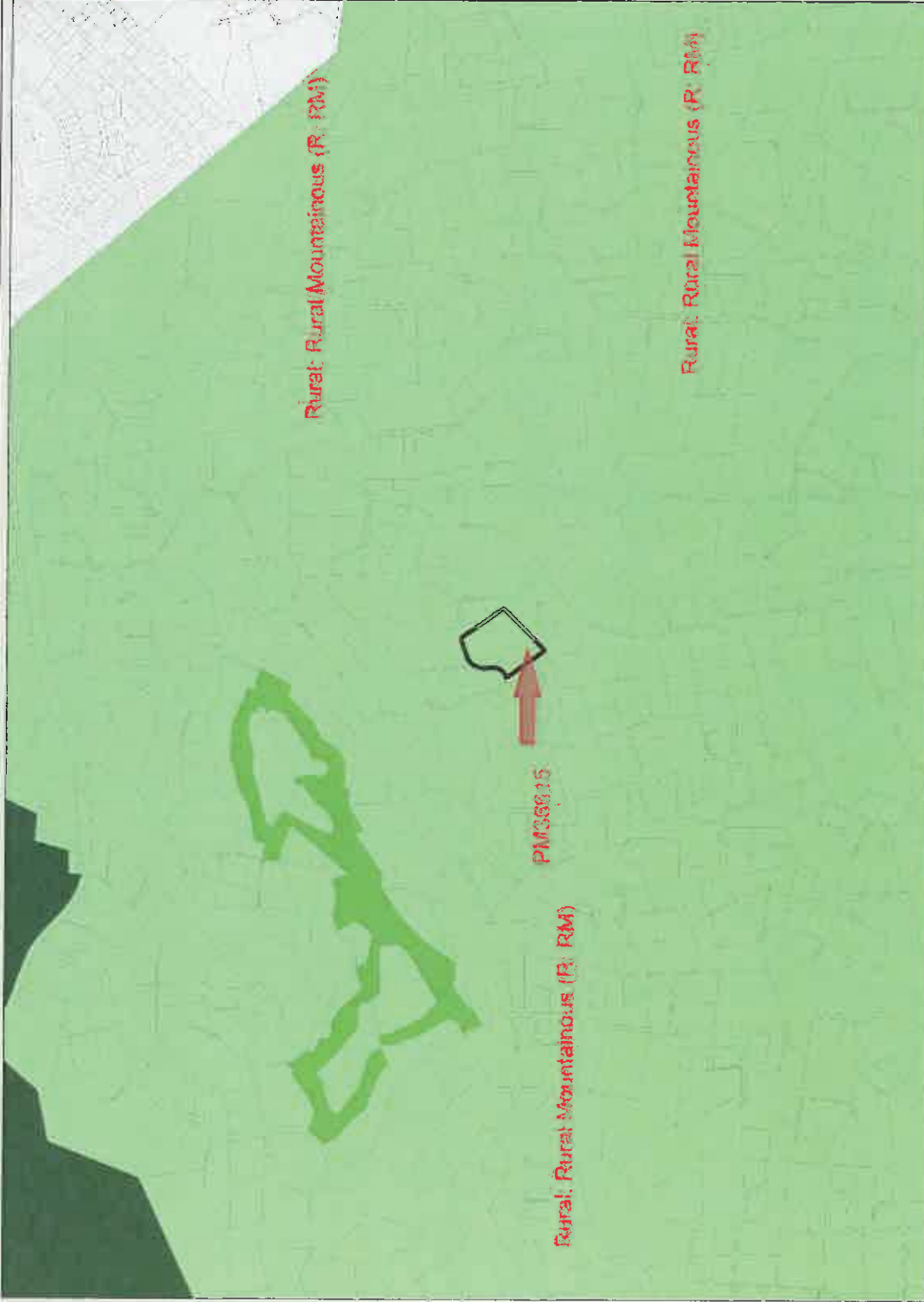
Notes

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Parcel Map No. 36615

General Plan Map



Legend

- Landuse**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation
 - Conservation Habitat

Notes

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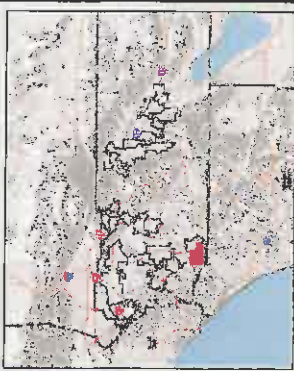
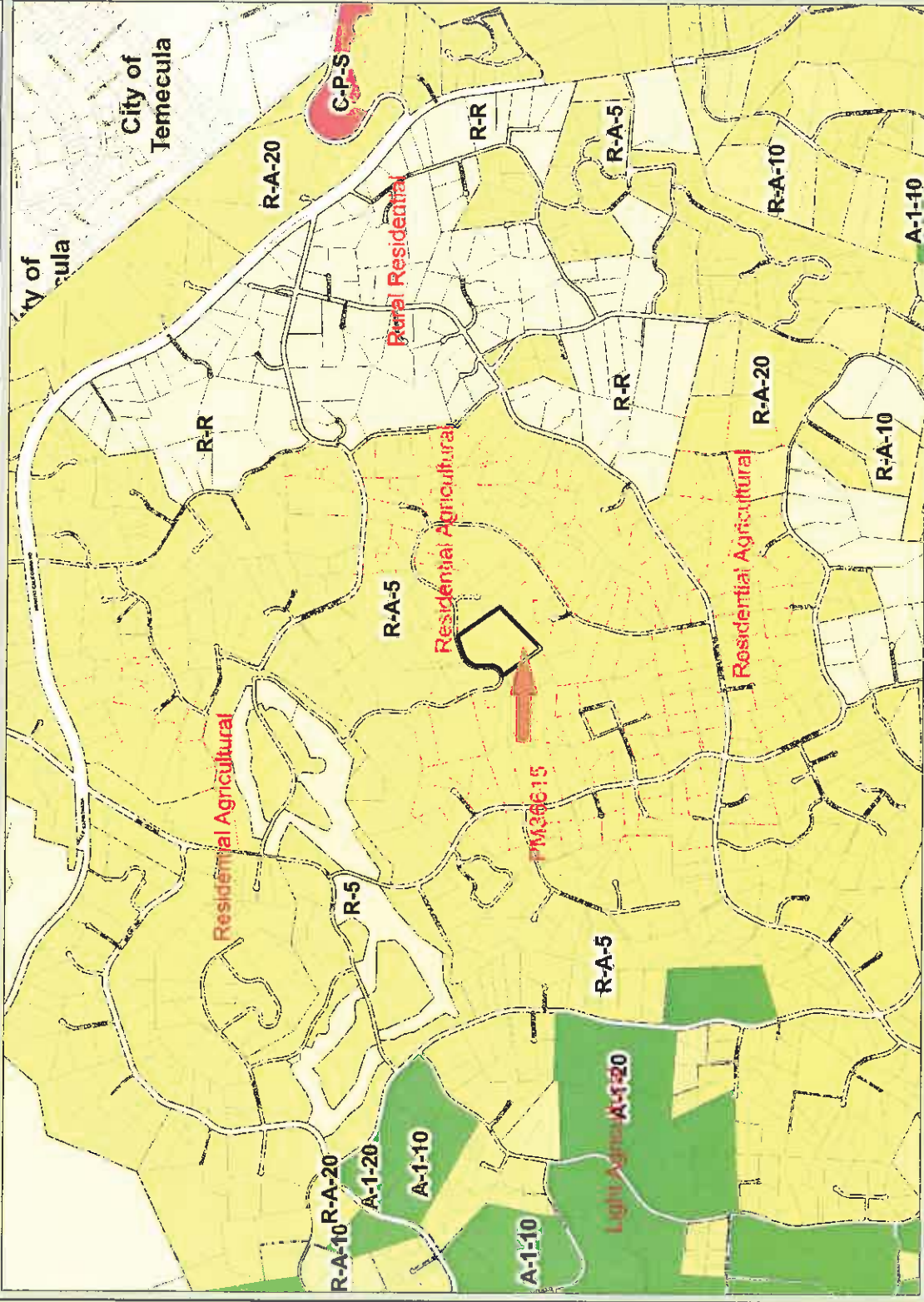


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Parcel Map No. 36615

Zoning Map



Legend

Zoning

	OTHER ZONING
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
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	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10
	A-P-2 1/2

Notes

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

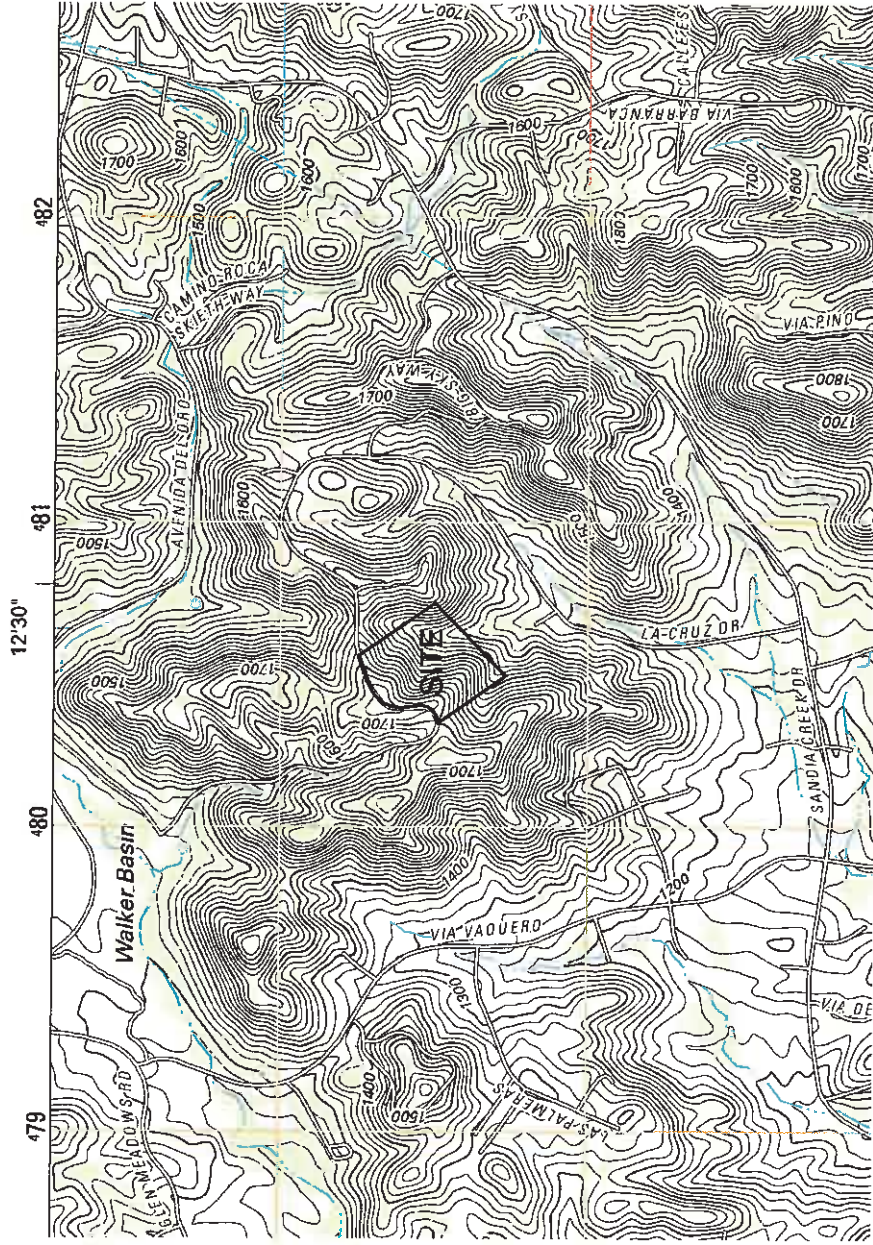


0 3,435 6,870 Feet

REPORT PRINTED ON... 5/22/2017 12:09:53 PM

© Riverside County RCIT GIS

TPM 36615 USGS MAP



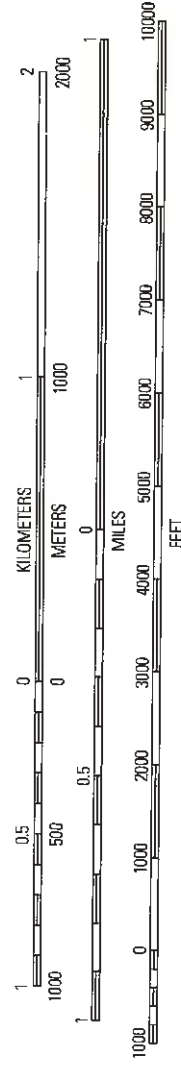
T8SR3W, SECS 17 & 18



QUADRANGLE LOCATION

Walker	Murrleta	Becheor Mountain
Fallbrook	Temecula	Pechanga
Morro Hill	Bonsall	Pala

SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.1

TRACT 36615 AERIAL PHOTO



Google earth

feet
meters

3000
900



TPM 36615 PANORAMIC PHOTO KEY



Google earth

feet
meters

3000
900





PICTURE #1



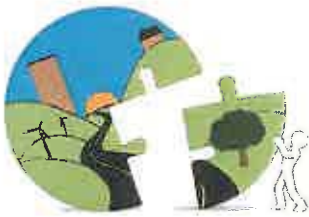
PICTURE #2



PICTURE #3



PICTURE #4



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PM36615 / EA42697

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: May 22, 2017

Applicant/Project Sponsor: Adrian Gallarzo Date Submitted: June 9, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: June 19, 2017

The 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 Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org.

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

Please charge deposit fee case#: ZEA42697 ZCFG6082

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42697
Project Case Type (s) and Number(s): PM36615
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Adrian Gallarzo
Applicant's Address: 7736 Pivot Street Downey, CA 91789

I. PROJECT INFORMATION

Project Description: The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

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

B. Total Project Area: 25.80 Gross Acres

C. Assessor's Parcel No(s): 936-170-010

Street References: North of Sandia Creek Dr.; South of La Cruz Dr.; and West of Calle Catrina. No address assigned to the subject parcel.

D. Section, Township & Range Description or reference/attach a Legal Description:
T8WR3W Sections 8 & 17

E. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project is located within the Southwest Area of the Riverside County. More specifically the project is located within the Santa Rosa Plateau/De Luz area. The majority of the proposed project site currently contains an avocado orchard. This area has historically supported agricultural cultivation and is now transitioning into estate residential uses. Surrounding the project are large parcels, estate residences with ancillary agricultural cultivation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Santa Rosa/De Luz General Plan Policy Area goals and policies. The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area. Rural residential development or agricultural uses are appropriate. This project meets both of those intended criteria as it is an existing avocado orchard and will remain as such; plus if development of dwellings is to occur in the future, the large size of the parcels will help keep the rural nature consistent with the surrounding area.
- 2. Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.

3. **Multipurpose Open Space:** The proposed project will avoid natural watercourses, floodplains, and will preserve any oak trees which may be located on the site. Riparian/Riverine areas present on the site will remain there in their existing conditions with 100% avoidance.
4. **Safety:** The proposed project is located in a Very High Fire area and State Responsibility Area, and has been reviewed by the Riverside County Fire Department and will implement required fire safety standards and standard fire Conditions of Approval required for a project in a high fire area.
5. **Noise:** The surrounding uses are large-lot residential and agricultural, the existing and proposed future use of the land is agricultural, and a potential future use if large-lot residential. Because these are similar, low intensity uses, the existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site relative to the projects parcel sizes and density. These proposed parcels could provide a density consisting of a main dwelling, a secondary dwelling, and a guest quarters. Currently the parcel is used for an avocado orchard and per the property owner, it will remain as such.
7. **Air Quality:** The project proposes continued avocado orchard use, with no construction proposed. Air quality will not be affected by the project's approval.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM) (10 Acre Minimum)

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

F. Policy Area(s), if any: Santa Rosa Plateau / De Luz Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area to the north, east, south, and west
2. **Foundation Component(s):** Rural to the north, east, south, and west
3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area to north, east, west and south

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, south, east 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 type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

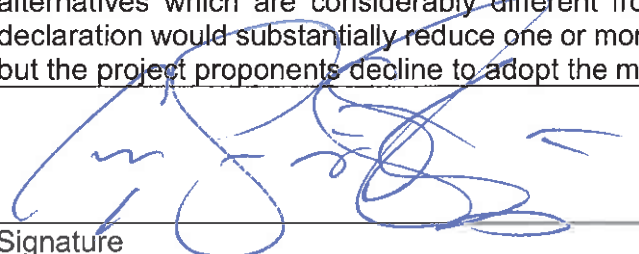
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.

An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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



March 31, 2017

Date

Tim Wheeler, Project Planner
Printed Name

For: Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. The Project is not visible from Interstate 15, and will not have an impact on Scenic Highways. There will be no impact.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-density development in addition to the agricultural cultivation which permeates the vicinity. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. The project proposes no grading at this time as the parcel(s) are currently used for farming an avocado orchard. A single-family residence is a use by right in the R-A zone, and therefore the proposed project could result in a single-family residence being constructed on each of the two parcels being created. Accordingly, grading or ground-disturbing activities to support building pads, associated driveways, and septic systems have been considered. However, the visual impacts of grading will not be significant on this site due to vegetative screening, due to the large lot size, and the above-described limitation on the number of houses. There will be a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)

Findings of Fact:

The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project is located approximately 21.80 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.23). This Condition of Approval will prevent any significant light effects on the Mt. Palomar Observatory, and the project will therefore have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed continued use of an avocado orchard will not increase the light intensity on site or to the surrounding parcels. However, a single family residence on each lot is a use by right in the R-A zone, and such potentially foreseeable residential land use would necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, it would only be the lighting for continued agricultural uses and/or single-family residences. Therefore, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

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

Source: Riverside County General Plan Figure OS-17 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to Map My County (MMC - GIS database), the project is located on a parcel which is designated as Unique Farmland. The project does not propose to convert the land from its existing use of an avocado orchard at this time. However, one single-family residence per legal parcel is a use by right in the R-A Zone, and therefore portions of the proposed lots may convert to a non-agricultural use (residential structures on each lot) in the future. There are large lots and parcels with both agricultural and residential uses on them in the surrounding area. It is likely that this same type of combined use would continue if the proposed parcels were developed for residential use in the future. Therefore the project will have a less than significant impact to agricultural lands.

b) According to MMC, the project is not located within an Agricultural Preserve. Therefore, there will be no impact.

c) The subject property is currently an existing avocado orchard. The zoning of the project site and the surrounding area within 300 feet is Residential Agricultural (R-A). The R-A zone allows for a mixture of both agricultural and residential purposes; with an emphasis agricultural uses. The surrounding parcels in the vicinity are a mixture of either just orchards or dwellings with orchards also. Therefore, there is a less than significant impact.

d) As stated in Finding of Fact 4a, the proposed project is designated as Unique Farmland. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, The project will result in a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

5. Forest	<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
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" and Project Application Materials.

Findings of Fact:

a-c) The project site is not located within the forest land area as per the Western Riverside County Parks, Forests, and Recreation Areas Map. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. There is no proposal at this time for any development and of any kind and the subject site will continue as an avocado orchard. Therefore, there is a less than significant impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. Currently, the applicant states that there are no plans to develop the project site with residential dwellings, it will stay as an avocado orchard. However, considering that residential development may occur in the future because single-family residences are a use by right in the R-A zone, construction of one additional house over what is currently allowed on the existing parcel could result. However, the construction of one single family residence is specifically recognized by CEQA as categorically exempt, due to the fact that a one single-family residence simply would not result in any significant impacts. Moreover, standard dust-control measures implemented during grading would prevent any short term, construction-related impacts from rising to a level of significance (Condition of Approval 80.BS GRADE.1) and per Ordinance 457.. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. No development is proposed for this project and it will remain an existing avocado orchard. Therefore, less than significant impacts are expected.

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

e) Surrounding uses are residential and agricultural and do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project does not propose residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Environmental Programs Department Review, PDB06211 - HANS No. 2208, GIS database, WRCMSHCP and, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell number 7148. The project was processed through the Habitat Acquisition and Negotiation Strategy (HANS No. 2208). The HANS was applied for on December 3, 2014. It was completed and sent to JPR on October 8, 2015. JPR approved HANS No. 2208 with no conservation required on January 29, 2016. Additionally, riparian/riverine areas present on the site will remain there in their existing conditions with 100% avoidance. The Environmental Constraints Sheet (ECS) will be required to show the riparian/riverine as an area not to be disturbed (Condition of Approval 50.EPD.1). The provision of the non-disturbance area on the ECS will meet the goals of the MSCHP, and there are no other applicable adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant.

b) Based on the review conducted by the Environmental Programs Department (EPD), the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.

c) Based on the review conducted by EPD, the land division will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.

d) With avoidance of the riparian/riverine as required under Condition of Approval 50.EPD.1, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.

e) The project site does contain riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.1). Therefore, impacts are considered less than significant.

f) The Environmental Programs Department nor hydrology maps identified the natural watercourse as 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. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is less than a significant impact.

g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that there will be no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Phase I Historical/Archaeological Resources Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, On-site Inspection

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that there will be no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Phase I Historical/Archaeological Resources Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016.

c) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist , CRM Tech on June 20, 2016, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological survey report entitled, "Phase I Historical/Archaeological Resources

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Survey Tentative Parcel Map No. 36615, Assessor's Parcel No. 936-170-010, Santa Rosa Plateau Area, Riverside County, California", prepared by CRM Tech, dated September 02, 2016. There will be no impact.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is not used for any religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified, and there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on March 02, 2016. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Cahuilla Band of Indians. Consultation with Pechanga took place on June 22, 2016, August 24, 2016 and September 07, 2016. Pechanga requested that a monitor be present during ground disturbing activities. Cahuilla requested to monitor ground disturbing activities (Condition of Approval 60.Planning.23 thru 25). Consultation concluded with both Pechanga and Cahuilla on September 8, 2016. There are no known physical tribal cultural resources at the project site, and no ground disturbing activities are currently proposed. For this reason, there is anticipated to be no impact.

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

Monitoring: No monitoring required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) The proposed project is not located within one-half mile of an earthquake fault, no traces of faults were found on site, and is not located within an earthquake fault zone; therefore, there will be no impacts associated with the exposure of people or structures to adverse effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) The proposed project is not located in an area which has potential to be affected by liquefaction; therefore, no impact related to liquefaction is not expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Currently the applicant plans for the project site to remain as an avocado orchard. However, with approval of this map, an additional single family residence could be constructed onsite. However, the California Building Code (CBC) requirements pertaining to residential development will any potential impacts from rising above a level of less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

14. Landslide Risk

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

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

Findings of Fact:

a) According to Figure S-4, the project site is not located within an area susceptible to seismically induced landslides and rockfalls. Therefore, no impacts are expected to occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required

15. Ground Subsidence

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

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

Findings of Fact:

a) According to MMC (GIS database), the proposed project is not located in an area susceptible to subsidence; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, GIS database

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is will not have no impact associated with geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required

Monitoring: No monitoring required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes slight to no grading that will alter the site’s natural topography. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

b) The project proposes slight to no grading that will alter the existing slopes currently on site per the active avocado orchard. Therefore, the impact is considered less than significant.

c) No subsurface sewage disposal systems will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Soils

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

Source: Staff Review, Project Application Materials

Findings of Fact:

a) No additional planting or grading is proposed at this time that would result in substantial soil erosion or loss of topsoil; as the current use on the parcel(s) of an avocado orchard will remain. However, with approval of the Parcel Map, an additional single family residence could be constructed on site, as single-family residences are a use by right within the property's zone. Grading associated with one additional single family residence is minor and will be required to comply with all applicable laws, which will prevent any impacts from rising above a level of significance. Therefore, the impact is considered less than significant.

b) A Review by the County Geologist did not identify expansive soils as an issue of concern, and the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

c) The project is conditioned by the Environmental Health Department for a Phase I Environmental Site Assessment, percolation report to be performed, septic plans to be submitted, and a water will serve letter to be provided if residential development of a dwelling occurs on the parcels created by this subdivision. These are conditions of approval for either prior to grading or building permit issuance. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: Project Application Materials, Flood Control Department review

Findings of Fact:

a-b) The proposed subdivision project is currently used as an avocado orchard and, according to the applicant, is anticipated to remain in that use for the foreseeable future, with no construction of structures or dwelling currently proposed. However, single family residences are a use by right in the property's zone, and approval of the parcel map could result in the construction of an additional single-family residence. The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. Any grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be required to perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances and other legal requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

a) According to General Plan Figure S-8, the project site lies within an area of moderate wind erosion. The project is currently used as an avocado orchard and will continue to be an avocado orchard with no proposed development of structures or dwellings at this time. However, because single family residences are a use by right in the property's zone, approval of the Parcel Map could result in the construction of one additional single family residence. To the extent such a residence is constructed in the future, the project will be required to control any dust created during grading activities for that residence. With compliance with all applicable ordinances and other legal requirements, the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

21. 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:

Currently, the site is an existing avocado orchard and has been one for many years. No structures or improvements are currently proposed for this property, and no development is proposed at this time. Therefore, geologic/paleontological studies are not deemed necessary at this time. There is a less than significant impact regarding this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Climate Action Plan, Project Application Materials

Findings of Fact:

a-b) The project site is currently an existing avocado orchard and is anticipated to continue to be an avocado orchard for the foreseeable future. This subdivision is to divide the parcel between the property owners. There is no disturbance for residential development for the foreseeable future. However, because single family residences are a use by right in this zone, approval of the Parcel Map could result in one additional single family residence allowed to be constructed. However, construction of one single family residence would not generate sufficient greenhouse gas emissions to potentially have a significant impact on the environment. This project site will not generate green gas emissions either directly or indirectly on the environment. Even to the extent the additional single family residence were someday proposed, compliance with all applicable ordinances and other legal requirements would prevent a conflict with any plan, policy, or regulation adopted by the County regarding greenhouse gas emissions. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a-b) The proposed project is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact. To the extent the additional single family residence that could result from approval of this parcel map were someday proposed, the construction of a single residence would have very minor impacts and would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Compliance with applicable ordinances and other legal requirements for the handling of hazardous materials would prevent any impacts associated with continued avocado cultivation or construction of an additional single family residence from rising beyond a level of less than significant.

c) The project will provide adequate access to the proposed parcels and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, no impact will occur.

d) No schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. Therefore, no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

- a) According to MMC (GIS database), the proposed project is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.
- b) According to MMC (GIS database), the proposed project is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.
- c) According to MMC (GIS database), the proposed project is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.
- d) According to MMC (GIS database), the proposed project is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

25. 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:

a) According to MMC (GIS database), the proposed project is located in a Very High Fire Area. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7. And, 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.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building. Also, access will not have an up, or downgrade of more than 15%. Access will a 10 foot wide traffic lane, 14 feet horizontal clearance and vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus. with these mitigation measures listed above, less than significant impacts are anticipated. And finally, prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan. Any habitat conservation issue affecting the Fire Department fuel modification

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirement, shall have concurrence with the responsible wildlife and/or other conservation agency. Therefore, it will have a less than significant impact on the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HYDROLOGY AND WATER QUALITY Would the project

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

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

Findings of Fact:

a) Currently the proposed project is used for an avocado orchard. The subdivision is to split the property so that ownership may be given to two different family members. The use of the avocado orchard is to remain with no development of structures or dwelling currently anticipated. However if residential development is proposed in the future, the project has been conditioned to address those concerns through a grading permit. The existing drainage patterns on site are to remain after the project is approved. Therefore, the project has a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not violate any water quality standards or waste discharge requirements at this time as no residential development is proposed. Therefore, there is no impact.

c) Water service will be supplied by the Rancho California Water District. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). With no proposed residential development at this time, the current usage of water on this site will remain the same as will it for the surrounding parcels. Therefore, there is no impact.

d) The project will not exceed the capacity of existing or planned stormwater drainage systems. The existing use on the property is an avocado orchard and is anticipated to remain as such. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.4). Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone; therefore, even if housing is someday proposed for the parcels, 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. No impacts are anticipated.

f) The proposed project is not located within a 100-year flood zone; therefore,, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.

g) The project site has a natural slopes and the use existing on the project site is that of an avocado orchard. However, if development of the project site creates more than 5,000 square feet of impervious surfaces, a Project Specific Water Quality Management Plan (WQMP) shall be submitted to Riverside County. This shall be noted on the Environmental Constraints Sheet (ECS) (Condition of Approval 50.Trans.2). Therefore, the project is not anticipated to substantially degrade water quality and will have a less-than-significant impact.

h) The site is currently used and will continue to be used as an avocado orchard. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). However, if residential development occurs in the future, these construction practices will be addressed through the grading of a dwelling. Therefore, there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

27. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input 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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Currently the existing use on the project site is an avocado orchard. The site has been designed to avoid the Riparian/Riverine areas. To ensure these areas remain undisturbed, an Environmental Constraints Sheet (ECS) showing the associated Riparian/Riverine habitat shall be recorded. (Conditions of Approval 10.Flood Ri.1 and 50.EPD.1) Therefore, the Riparian/Riverine will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant.

b) Since the project does not propose additional impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Even if it were developed with one additional average-sized single family residence, the amount of impervious surface added would be minimal compared to the lot size. Therefore, the impact is considered less than significant.

c) The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. The proposed project would therefore not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. The closest body of water, Lake Skinner, is approximately 10.2 miles away. No buildings or obstructions are proposed as currently the site is used as an avocado orchard and will continue as such for the foreseeable future. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project				
28. Land Use	<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
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The area surrounding the project site is a mixture of large-lot residential uses, farming operations, and vacant land. The proposed project is currently proposing continuation of the existing avocado grove use and will not result in an alteration of the present or planned land use of this area. Even if the site is developed to an additional single-family residence on an approximately 12-acre lot, that is consistent with the surrounding and is in compliance with the future anticipated growth on the Santa Rosa Plateau. Therefore, there will be a less than significant impact.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) The proposed project site is currently zoned Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed project is in compliance with the standards for R-A-5. There is no impact.

b) The project site is surrounded by land which is zoned Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, south, east, and west. There is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is surrounded by single-family residences, avocado orchards and vacant land. The project is located in an area of the County that has historically been used for agricultural purposes and is currently transitioning into estate residences. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The land use designation for the proposed project site is Rural: Rural Mountainous (R: RM) (10 Acre Minimum). The proposed project will be consistent with the Land Use Designation and policies of the General Plan. There is no impact.

e) The proposed project will not disrupt or divide the physical arrangement of an established community. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

30. Mineral Resources

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area designated as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Railroad Noise

NA A B C D

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

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

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) The proposed project of subdividing a currently active avocado orchard into two (2) parcels. No further development is proposed at this time. However, short-term construction-related noise impacts may occur during project grading and construction of residential development if it ever occurs in the future. Construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

35. Noise Effects on or by the Project

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project will not raise ambient noise levels in the area which currently exist without the project. Currently the project site is an existing avocado orchard. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. There is no current proposal for residential development on the project site, but it may occur in the future, as one single family residence is permitted by right per parcel in the applicable zone. The project proposes the creation of two (12) acre residential lots which are similar in intensity to neighboring properties. Even if ultimately developed to one single family residence per parcel, the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction of residential development, if it were to occur in the future. As discussed in Finding of Fact 34a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

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

d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Currently the project site is used as an avocado orchard with no structures or dwellings on site. The property owner/applicant has no plans to develop residences on site now or in the foreseeable future. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing

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

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently an avocado orchard; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. Therefore, there is no impact.

c) The proposed project site is currently an avocado orchard; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.

e) The project proposes the addition of one (1) residential parcel, which equates to an increase of three (3) additional persons. Currently the project site is an existing avocado orchard with no dwellings on it. As currently proposed, this population increase will not exceed official regional or local population projections. Therefore, there is no impact.

f) The proposed project site is currently an avocado orchard; thus, the proposed project will not induce substantial population growth in the area (directly or indirectly). The project proposes no residential development and will remain an avocado orchard. This will not result in new homes; but if new residential development were to occur, it would be a minimal growth of people, nothing substantial. Also no road extensions or other infrastructure would be needed as a result of this project. Therefore, there is a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element, Ord. 659.13, Project Review

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659, the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan Safety Element, Ord. 659.13, Project Review

Findings of Fact:

The proposed project could have an extremely minor increase in the potential need for sheriff services. Payment of fees in compliance with Ordinance No. 659 will prevent the proposed project's impacts on sheriff services from rising to a level of significance. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

Source: GIS database

Findings of Fact:

The project site is located within the Murrieta Unified School District. The project will comply with State laws regarding any school fees. This is a standard condition of approval and is not considered mitigation for CEQA purposes. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

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

40. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Because it could result in the construction of one additional single family residence beyond what is currently permitted for the property in question, the proposed subdivision could result in a very minor increased demand for library services. Upon compliance with Ordinance No. 659, the project will not impact library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The subdivision of the proposed 25.80-acre parcel could result in an extremely minor but incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary. There is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

RECREATION

42. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

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

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 3 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Southwest Planning Area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (per Conditions of Approval 50.Planning.7 and 90.Planning.4). This is a standard condition of approval and is not considered unique mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails

Source: Southwest Area Plan Figure 8 “Trails and Bikeway Systems”

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of any recreational trails. The project will have no impact with regard to recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

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

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

Source: Riverside County General Plan, Project Application Materials, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

- a) The proposed project could increase the population of the area by approximately 3 persons if developed for single family residential in the future, and this could have an extremely minor increase in vehicular traffic. Because of the project's extremely small size even if developed, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Therefore, the impact is considered less than significant.
- b) Because of its extremely small size, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed subdivision will not create the need for additional right-of-way. The Transportation Department has determined no additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per the underline map (Parcel Map 3/38-39). Therefore, there is no impact.

g) Currently the project site is used as an avocado orchard with no foreseeable development for dwellings proposed. However, if residential development of dwellings do occur, it is not anticipated that there will be a substantial effect upon circulation during the proposed construction period(s). The project will not result in road improvements to the streets as discussed in the above paragraph. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, SWAP Figure 8 "Trails and Bikeway Systems"

Findings of Fact:

a) According to Southwest Area Plan Figure 8, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS	Would the project			
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46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, Staff Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is served by the Rancho California Water District and, because of its extremely small increase in population even if it is ultimately built out with an additional single-family residence, will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project will be served by the Rancho California Water District. Because of its extremely small addition in population even if built out, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

47. 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, Staff Review

Findings of Fact:

a) The proposed project will not result in the construction of Onsite Wastewater Treatment Systems, since it is current use of the project site is an existing avocado orchard. Conditions of Approval have been added by Environmental Health Department in case in the future residential development does occur, a Percolation Report will be required. Said plans are required to be submitted to Environmental Health prior to Building Permit Issuance. Therefore, the impact is considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site should residential development occur. Therefore, the project will not result in service that has inadequate capacity to serve the project's projected demands at this time or in the future. Therefore, the impact is considered less than significant.

48. Solid Waste

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Currently, the existing use on site is that of an avocado orchard with no planned development of dwellings in the future. The project is relatively small and will not generate significant amounts of construction or demolition waste if residential development were to occur. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Utilities

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

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a,b,c) The project site is currently an existing avocado orchard with no foreseeable residential development proposed. However, if residential development occurs in the future, the project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) Storm water drainage will be handled off site. Less than significant impact to occur.

e) Currently the project site is an existing avocado orchard and will remain this way for the foreseeable future. If residential development ever occurs, cumulative traffic impacts from the project may result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not require additional government services. No impact

Mitigation: No mitigation required.

Monitoring: No monitoring required

50. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

The project design does not conflict with adopted energy conservation plans. No impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Project Application Materials, Staff Review

Findings of Fact:

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Project Application Materials, Staff Review

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. Currently the project site is used as an avocado orchard. Property owners/applicant are not proposing residential development now or in the foreseeable future. However, if residential development does occur in the future, they would be consistent with the existing developments within the vicinity of residential developments with agricultural or farming operations. Therefore, there should be a less than significant impact.

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

Source: Project Application Materials, Staff Review

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:

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36615 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36615, dated June 19, 2017.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - POTABLE WATER SERVICE RECOMMND

PM36615 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 MAP - SLOPES AND ATU RECOMMND

Prior to building permit issuance, a soils percolation report consistent with the Department's Technical Guidance manual will be reviewed. The report shall address that the on-site wastewater treatment system (OWTS) shall not be installed in slopes greater than 30% and that as a result of grading that may be needed to develop the site, that Advanced Treatment Units (ATUs) may be required. Please contact this Department for additional details (951)955-8980.

10.E HEALTH. 3 USE - NO DEVELOPMENT RECOMMND

PM36615 is not proposing any development and Environmental Health conducted our review based on this information.

FIRE DEPARTMENT

10.FIRE. 1 MAP - #52-COM/RES HYDRANT RECOMMND

Provide or show there exists approved fire hydrants located within 600 feet of all portions of all structures.

10.FIRE. 2 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.

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP - FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36615 is a proposal to subdivide an approximately 25.8-acre site into two lots. The site is located in the western Rancho California/Santa Rosa Plateau area northerly of Sandia Creek Dr, southerly of Santa Cruz Dr, westerly of Calle Catrina.

The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)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.

a)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 County Archaeologist to discuss the significance of the find.

b)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

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 MAP - 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 map.

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

The fee shall be paid for each residential unit to be

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 13 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 17 MAP - PDA05002R1 ACCEPTED RECOMMND

Revised County Archaeological Report (PDA) No. 5002r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated September 02, 2016. This report was received on September 02, 2016 and accepted by the County Archaeologist on September 06, 2016.

PDA05002r1 concludes: no "historical resources" exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse

PARCEL MAP Parcel Map #: PM36615

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - PDA05002R1 ACCEPTED (cont.) RECOMMND

change to any known "historical resources". No further cultural resources investigation is necessary for the proposed project unless development plans change as to include areas not covered by this study. PDA05002r1 recommends: if buried cultural materials are discovered during grading all work shall halt until the resources can be evaluated by a professional archaeologist.

These documents are herein incorporated as a part of the record for project.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or 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.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

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

No additional on-site right-of-way shall be required on La Cruz Drive since adequate right-of-way exists, per PM 3/38-39.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP PM36615 shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 EPD - ENVIRON CONSTRAINT SHEET

RECOMMND

Prior to map recordation of the final map, an Environmental Constraint Sheet shall be prepared that clearly depicts and labels the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat shall be depicted on project maps and exhibits on Tentative Parcel Map 36615, as mapped in the document titled, "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis", PDB06211, dated August 11th, 2015. Future development of the Tentative Parcel Map 36615 will not result in impacts to Riparian/Riverine Areas present on the site will remain there in their existing conditions with 100% avoidance.

FIRE DEPARTMENT

50.FIRE. 2 MAP - #7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP - #43-ECS-ROOFING MATERIAL RECOMMND

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

50.FIRE. 4 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. 5 MAP - #73-ECS-DRIVEWAY REQUIRE 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 a 10 foot wide traffic lane, 14 feet horizontal clearance and vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6 MAP - #67-ECS-GATE ENTRANCES RECOMMND

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

50.FIRE. 7 MAP - #88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be at least 2 feet

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP - #88-ECS-AUTO/MAN GATES (cont.) RECOMMND

wider than the traffic lane and minimum width of 14 feet horizontal clearance and vertical clearance of 15 feet. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 8 MAP - #004-ECS-FUEL MODIFICATI RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 9 MAP - #46-WATER PLANS DEFERRED

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 10 MAP - #6-ECS WATER CERTIFICATI RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 11 MAP - #53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 12 MAP - #98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 600' of all portions of all structures or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 13 MAP - #70-ECS-ADDRESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

50.FIRE. 14 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") exists or that financial arrangements have been made to provide hydrant(s)

50.FIRE. 15 MAP - #8-ECS-WATER TANK/WELL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following: "The property is

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50. PRIOR TO MAP RECORDATION

50.FIRE. 15 MAP - #8-ECS-WATER TANK/WELL (cont.) RECOMMND

located in the Hazardous Fire Area. Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department.

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 Parcel 1 = 13.04 gross acres and 12.47 net acres. Parcel 2 = 12.76 gross acres and 12.47 net acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP (if any).

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50. PRIOR TO MAP RECORDATION

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the

County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 15 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

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

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or 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, Zone B."

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

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

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

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT 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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 2 MAP - WQMP REQMNT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - WQMP REQmnt ON FINAL MAP (cont.) RECOMMND

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - GRADING & FEASIBILITY RECOMMND

On those projects where the grading plans are prepared by other than the person preparing the soils feasibility report, a statement must be included on the grading plan submitted for review and approval with the soil engineer's signature and seal as to the appropriateness of the grading with regard to the conclusions and recommendations set forth in the soil engineer's feasibility report.

60.E HEALTH. 2 USE - PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP RIP/RIV MAPPING RECOMMND

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat shall be depicted on project maps and exhibits on Tentative Parcel Map 36615, as mapped in the document titled, "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis", PDB06211, dated August 11th, 2015. Future development of the Tentative Parcel Map 36615 will not result in impacts to Riparian/Riverine Areas present on the site will remain

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MSHCP RIP/RIV MAPPING (cont.) RECOMMND

there in their existing conditions with 100% avoidance.

FIRE DEPARTMENT

60.FIRE. 1 MAP - #004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

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

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

60.FIRE. 3 MAP - WATER PLANS RECOMMND

Water plans are required to be submitted and approved prior to grading permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 5 MAP - GRADING & BRUSHING AREA RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 6 MAP - POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 10 MAP - PLANNING DEPT' REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

be reviewed for compliance with the approved tentative map.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 23 MAP - CRMMP REQUIRED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to develop and implement a Cultural Resource Mitigation and Monitoring Program that addresses the details of all activities that must be completed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as mitigate potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without mitigation that would reduce the impacts to less than significant. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - CRMMP REQUIRED (cont.)

RECOMMND

rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist and if required, in consultation with the Tribal monitor. All Archaeological Monitors shall be approved by the County Archaeologist prior to commencement of grading activities.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - CRMP REQUIRED (cont.) (cont.)

RECOMMND

If Human Remains Found- Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the 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 Archaeologist.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same:

"A fully executed reburial agreement with the monitoring Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

"A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CRMMP REQUIRED (cont.) (cont.) (cont.) RECOMMND

records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

"If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation.

Phase IV Report - A final archaeological report shall be prepared by the Project archaeologist and submitted to the County Archaeologist prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the County, Project Applicant, the Eastern Information Center (EIC) and the Tribe.

60.PLANNING. 24 MAP - NATIVE MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor 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. In conjunction with the Archaeological Monitor, the Native American 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.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - NATIVE MONITOR (cont.)

RECOMMND

verification, the Archaeologist shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.

2)Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

60.PLANNING. 25 MAP - ARTIFACT DISPOSITION

RECOMMND

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same:

"A fully executed reburial agreement with the monitoring Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

"A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

"If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2

MAP - PHASE IV CULTURAL RPT

RECOMMND

The developer/holder shall prompt the Project Cultural Resources Professional to submit one PDF of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 3 USE - WATER WILL SERVE RECOMMND

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

FIRE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - #50B-HYDRANT SYSTEM RECOMMND

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

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

80.FIRE. 3 MAP - HFA REVIEW & APPROVAL RECOMMND

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

80.FIRE. 4 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

80.FIRE. 5 MAP - FIRE DEPT CLEARANCE REQD INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 6 MAP - WATER PLANS RECOMMND

Water plans are required to be submitted and approved prior to grading permit issuance and/or building permit issuance.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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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.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

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

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

90.FIRE. 2 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

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.

06/19/17
16:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PARCEL MAP Parcel Map #: PM36615

Parcel: 936-170-010

90. PRIOR TO BLDG FINAL INSPECTION

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: February 25, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health Department
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section

Riv. Co. Surveyor
Rancho California Water District
Riv. Co. Fire Department
Riv. Co. Building & Safety
Biology
Southern California Edison Co.

Southern California Gas Co.
Verizon
1st District Supervisor
1st District Planning Commissioner

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for an **LDC meeting on March 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II**, or e-mail at TWheeler@rctlma.org/MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

June 17, 2014

Adrian Gallarzo
7736 Pivot Street
Downey, CA 91789

RE: Tentative Parcel Map No. 36615 – Schedule “H” subdivision of 25.80 acres into two residential parcels. (APN: 936-170-010)

Dear Applicant:

Thank you for submitting your application and deposit with the County of Riverside Planning Department. My name is Damaris Abraham, and I have been assigned as the planner (project manager) to review your proposal. Based on the documents submitted with your application, your proposal is not ready to be transmitted to the Land Development Committee (LDC) to review for the following reasons:

1. The project is located in the Western Riverside County Multiple Species Conservation Plan (WRMSHCP), in Cell Group M', Criteria Cell Number 7148 and will require a Habitat Acquisition and Negotiations Strategy (HANS) application to be submitted and approved by the Environmental Programs Division (EPD). For more information regarding the HANS process please visit the EPD website at <http://rctlma.org/epd/Forms-Applications/HANS> or call 951-955-6892.

If you have any questions, please contact me at (951) 955-5719 or via email at dabraham@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

Damaris Abraham, Project Planner

cc: Love Engineering
Attn: Tom Love
31915 Rancho California Rd, Suite 200-166
Temecula, CA 92591

Y:\Planning Case Files-Riverside office\PM36615\Letters and Correspondence\PM36615.Initial Contact Letter-Not Ready for LDC.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 • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 18, 2016

Adrian Gallarzo
7736 Pivot Street
Downey, CA 91780

Dear Mr. Gallarzo:

Re: JPR 15-11-10-01 Determination Letter – No Conservation
HANS No. 2208
Case No. PAR01426
Assessor's Parcel Number(s): 936-170-010

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that no conservation is described for this property.

You may proceed with the planning process for this property. Please note, however, that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have further questions concerning the attached comments, please contact the Environmental Programs Division of the Planning Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink, appearing to read "Kenneth Baez", is written over the typed name.

Kenneth Baez
Principal Planner

KB:ms

xc: Harry Sandoval
Brian Beck, RCA
Noelle Ronan, Dudek
Damaris Abraham, Planner

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 75855 El Duan Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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

DATE: February 25, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health Department
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section

Riv. Co. Surveyor
Rancho California Water District
Riv. Co. Fire Department
Riv. Co. Building & Safety
Biology
Southern California Edison Co.

Southern California Gas Co.
Verizon
1st District Supervisor
1st District Planning Commissioner

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - **REQUEST:** Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

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Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

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Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II**, or e-mail at TWheeler@rctlma.org/MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

no comments

DATE: 3/8/16

SIGNATURE: *[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.



**Rancho
Water**

March 16, 2016

Tim Wheeler
Riverside County
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY
TENTATIVE TRACT/PARCEL MAP NO. 36615 – EA42697
PARCEL NO. 26 OF PARCEL MAP NO. 28;
APN 936-170-010
[RIVERSIDE COUNTY PLANNING DEPARTMENT]**

Board of Directors

William E. Plummer
President

Ben R. Drake
Senior Vice President

Stephen J. Corona

Lisa D. Herman

John E. Hoagland

Danny J. Martin

Bill J. Wilson

Officers

Jeffrey D. Armstrong
General Manager

Richard R. Aragon, CPFO
Director of Finance/Treasurer

Jason A. Martin
Director of Administration

Rich Ottolini, R.E.H.S., MSL
Interim Director of Operations
& Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Mr. Wheeler:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 12-inch diameter water pipeline (1990 Pressure Zone) within La Cruz Drive. Please refer to the enclosed exhibit map.

Water service to the subject project/property exists (under Account No. 3049666, Location No. 2037975). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units (**only by special variance of the Rules and Regulations**), and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, RCWD requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to RCWD's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

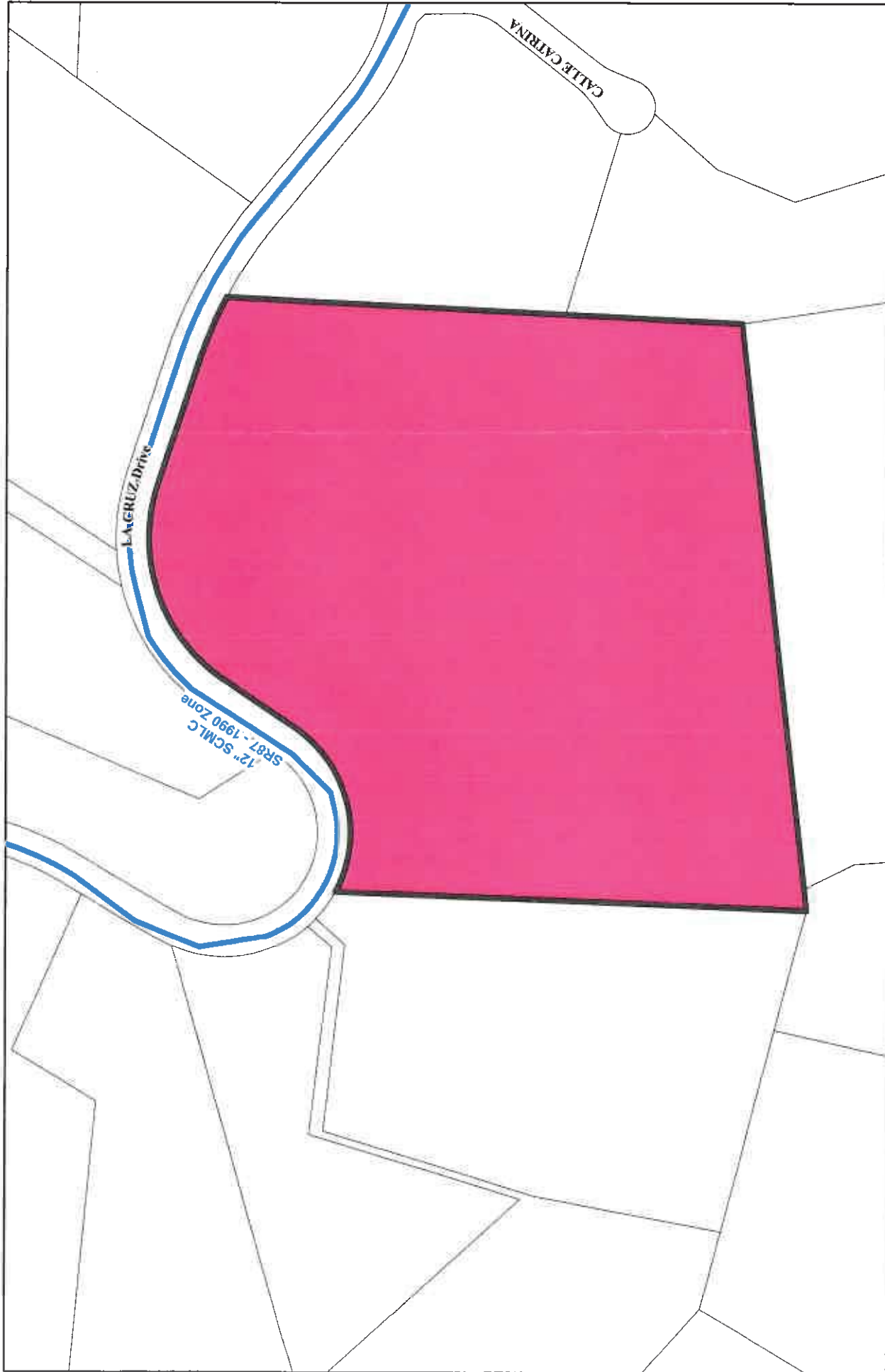


Krisma Crowell
Engineering Services Representative

Enclosure: Exhibit Map

cc: Corey Wallace, Engineering Manager-CIP & Development
Phillip Dauben, Associate Engineer
Corry Smith, Engineering Services Supervisor
Ramon & Maria Esparza
Adrian & Liduvina Gallarzo





936-170-010
Parcel 26 of Parcel Map 28
Tentative Parcel 36615

RECEIVED

AND DEVELOPMENT COMMITTEE (LDC) INITIAL CASE TRANSMITTAL

MAR 03 2016

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

RCWD

P.O. Box 1409

Riverside, CA 92502-1409

DATE: February 25, 2016

TO:

- Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health Department
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section

- Riv. Co. Surveyor
Rancho California Water District
Riv. Co. Fire Department
Riv. Co. Building & Safety
Biology
Southern California Edison Co.

- Southern California Gas Co.
Verizon
1st District Supervisor
1st District Planning Commissioner

- RCWD Distribution Stamp
With Attach
A. Webb
C. Walker
J. Kirshberg
P. Dauben
C. Smith
J. Haessly
W. Beck
Central Files
Copied and distributed by: KW

TENTATIVE PARCEL MAP NO. 36615 - EA42697 - Applicant: Adrian Gallarzo - Engineer/Representative: Love Engineering - First Supervisorial District - Rancho California Zoning District - Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) - Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina - 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. - APN: 936-170-010.

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Other listed entities/individuals:

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http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx

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Should you have any questions regarding this project, please do not hesitate to contact Tim Wheeler, (951) 955-6060, Interim Urban/Regional Planner II, or e-mail at TWheeler@rctlma.org/MAILSTOP #: 1070

Public Hearing Path: Administrative Action: [] DH: [x] PC: [] BOS: []

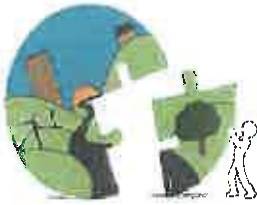
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 2, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5)

REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org
Attachment: Project Vicinity Map

Tim
Jubens

March 29, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PM36615

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

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

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 2, 2016

Vincent Whipple
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5)

REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map

RM

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 749-2639



March 14, 2016

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

pm

Re: Tentative Tract Map No. 36615

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Tentative Tract Map No. 36615 Project and we thank you for the continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 2, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5)

REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

March 2, 2016

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5)

REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 2, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36615)

Dear Mr. Heredia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 36615 – EA42697 – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering - First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Dr.; Southerly of La Cruz Dr.; and Westerly of Calle Catrina – 25.80 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5)

REQUEST: Schedule H subdivision of 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcels with a minimum lot size of 12.76. – APN: 936-170-010.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Tim Wheeler, Planner twheeler@rctlma.org

Attachment: Project Vicinity Map

TENTATIVE PARCEL 36615

IN THE COUNTY OF KINGS, CALIFORNIA

OWNERS
 ANDREW AND LINDA K. CALVERT
 3820 W. 116th ST., SUITE 101
 WILSON, CALIFORNIA 95691
 P: (916) 435-4484

APPLICANT
 RANDY AND MARY ESPINOSA
 30005 CLAYTON DR
 SAN DIEGO, CALIF. 92128

ENGINEER/EXHIBIT PREPARER
 DONALD W. GUNDEL
 7708 W. 116th ST.
 WILSON, CALIF. 95691
 P: (916) 435-4484

ASSESSOR'S PARCEL NO.
 189-150-00

PROPERTY ADDRESS
 14 2ND ST. S.W., BUDAPEST, CA 95691

LEGAL DESCRIPTION
 THE PART OF PARCEL 189-150-00, AS SHOWN ON MAP 189-150-00, AS RECORDED IN BOOK 586, PAGE 118 OF THE PUBLIC RECORDS OF THE COUNTY OF KINGS, CALIFORNIA.

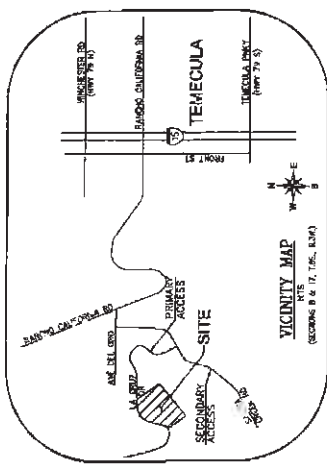
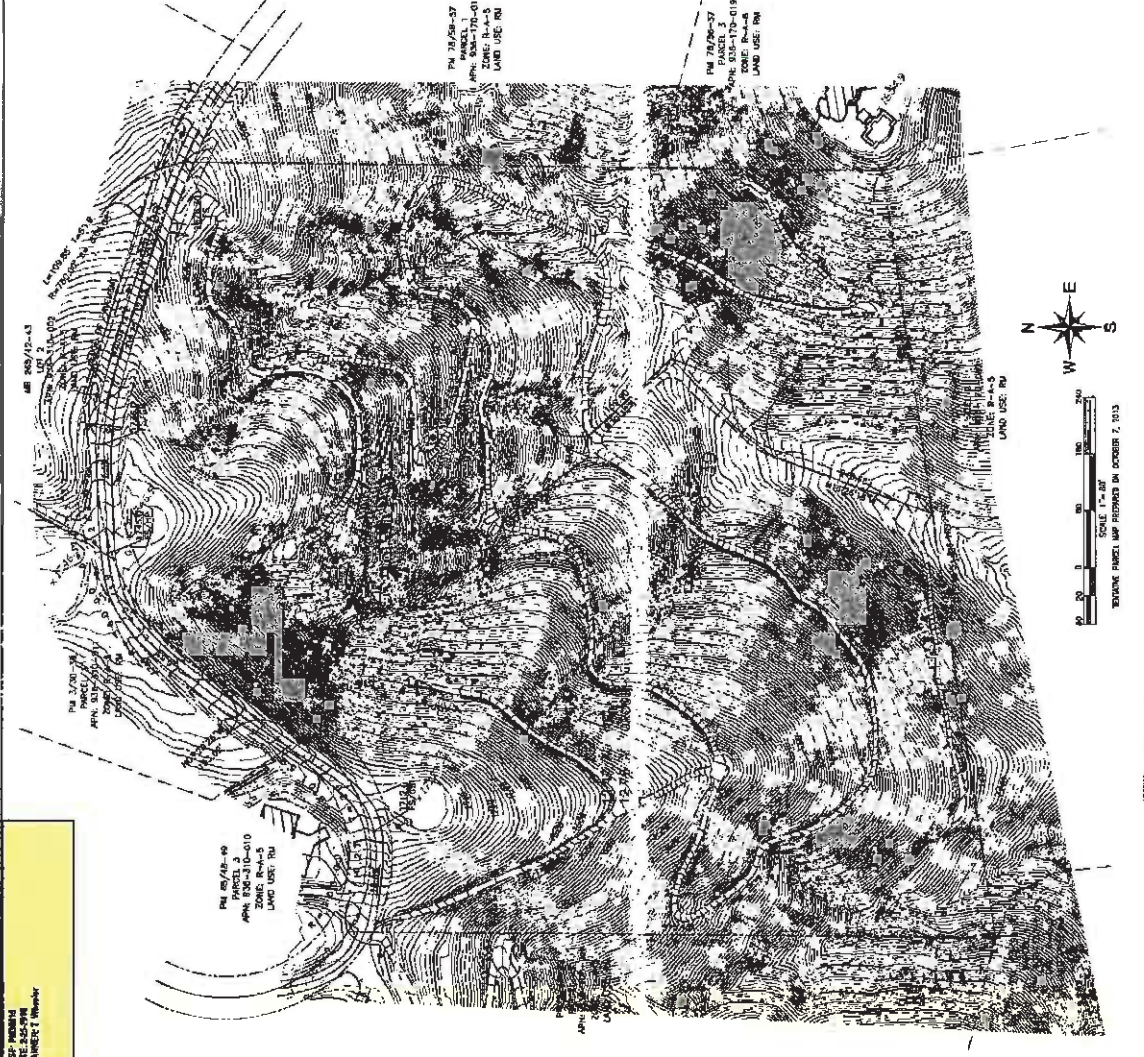
EXISTING EASEMENTS
 1. 10' WIDE EASEMENT FOR UTILITY LINES (SEE PLAN AND SPECIFICATIONS)
 2. 10' WIDE EASEMENT FOR UTILITY LINES (SEE PLAN AND SPECIFICATIONS)
 3. 10' WIDE EASEMENT FOR UTILITY LINES (SEE PLAN AND SPECIFICATIONS)
 4. 10' WIDE EASEMENT FOR UTILITY LINES (SEE PLAN AND SPECIFICATIONS)

ACREAGE
 0.23 ACRES (APPROXIMATE)
 10.14 ACRES (TOTAL)

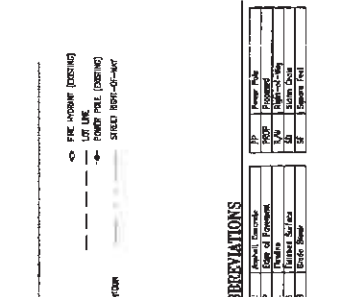
LAND USE
 SINGLE-FAMILY RESIDENTIAL
 (SFR - 1 UNIT)
 ZONE: R-1-1-S
 LAND USE: RU

UTILITIES
 WATER: SUTTER CALIFORNIA WATER DISTRICT
 SEWER: SUTTER CALIFORNIA WATER DISTRICT
 GAS: SUTTER CALIFORNIA GAS COMPANY
 ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
 TELEPHONE: PACIFIC BELL
 CABLE: PACIFIC BELL
 TV: PACIFIC BELL
 FIBER OPTIC: PACIFIC BELL
 PHONES: PACIFIC BELL
 POWER: PACIFIC BELL
 CABLE: PACIFIC BELL
 TV: PACIFIC BELL
 FIBER OPTIC: PACIFIC BELL
 PHONES: PACIFIC BELL
 POWER: PACIFIC BELL

TOPOGRAPHY
 CONTOUR INTERVAL: 5 FEET
 DATUM: NAD 83
 SOURCE: FIELD SURVEY
 DATE: 10/10/10
 BY: DONALD W. GUNDEL
 PLS: (916) 435-4484



- NOTES**
1. THIS TENTATIVE PARCEL MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
 2. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE PROPERTY OWNERS.
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 14. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE PROPERTY OWNERS.



ABBREVIATIONS

1. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
2. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
3. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
4. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
5. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
6. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
7. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
8. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
9. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES
10. 10' WIDE EASEMENT FOR UTILITY LINES	10' WIDE EASEMENT FOR UTILITY LINES



BENCHMARK
 BENCH MARK: 1168.00
 DATE: 10/10/10
 BY: DONALD W. GUNDEL

LOVE ENGINEERING
 PLANNING - ENGINEERING - SURVEYING
 3018 RANCHO CALIFORNIA ROAD, SUITE 200-100A, TAYLORVILLE, CA 95281
 TEL: (916) 430-8149 / FAX: (916) 430-8101
 WWW.LOVEENGINEERING.COM
 PREPARED UNDER THE SUPERVISION OF
 DONALD W. GUNDEL
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 50634

EXHIBIT AMENDMENTS

NO.	DATE	DESCRIPTION

UNDERGROUND SERVICE ALERT
 CALL 811 BEFORE YOU DIG
 TO IDENTIFY UTILITIES AND PREVENT DAMAGE TO UNDERGROUND SERVICES

SEAL
 DONALD W. GUNDEL
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 50634

SCALE
 1" = 40'

TENTATIVE PARCEL 36615

BY THE COUNTY OF KINGS, CALIFORNIA

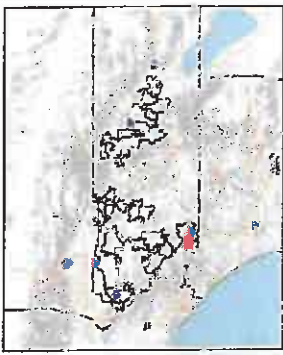
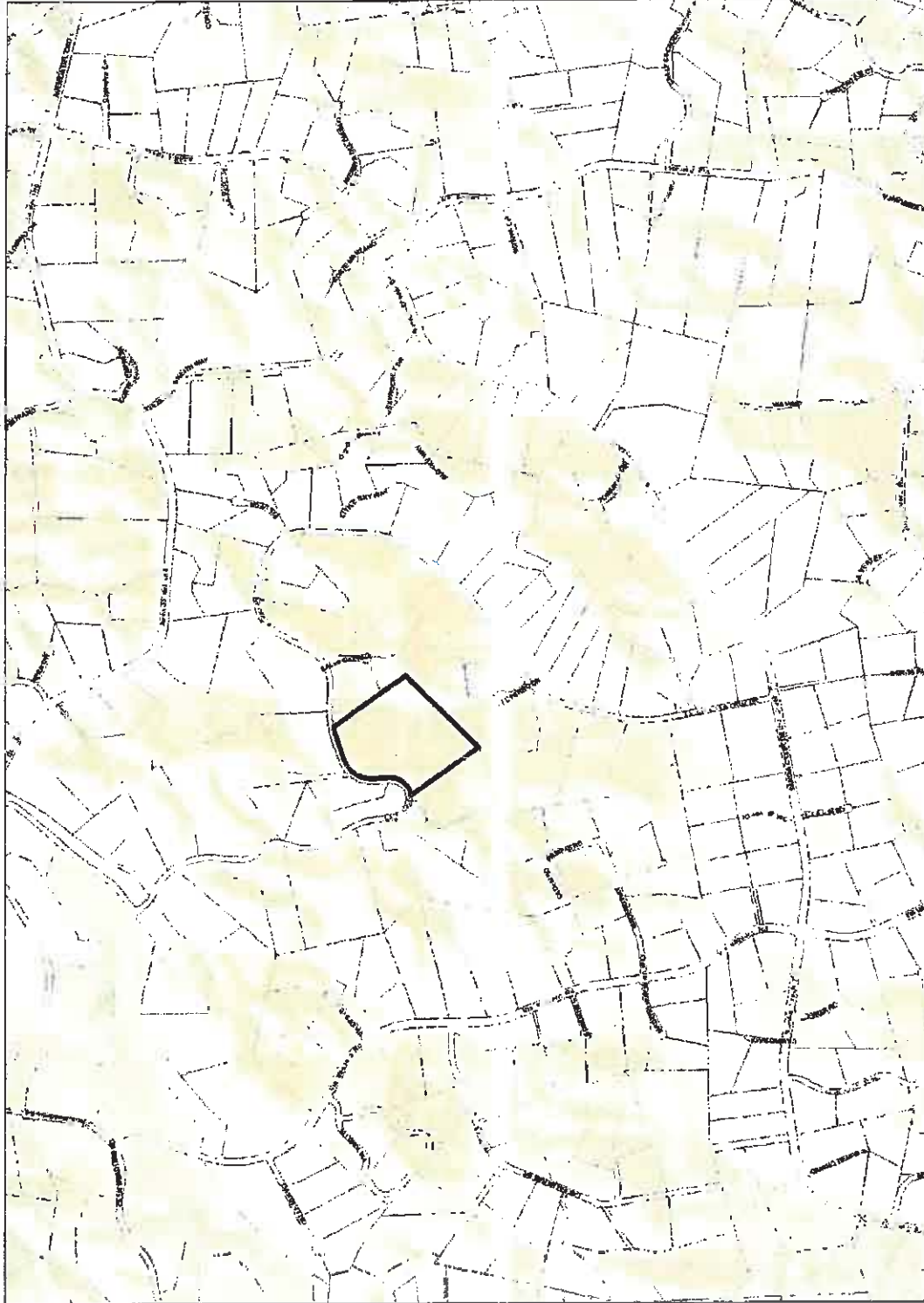
DATE: 10/10/10

BY: DONALD W. GUNDEL

1

OF 1 SHEET

PM36615



Legend

- Display Parcels
- Airports
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers
- World Street Map

Notes

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

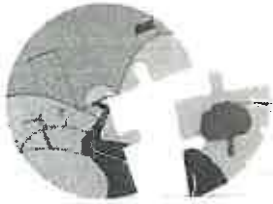


0 2,000 4,000 Feet



REPORT PRINTED ON... 3/22/2016 4:31:11 PM

© Riverside County TLMA GIS



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006559

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Parcel Map 36615

DATE SUBMITTED: 6/9/2014

APPLICATION INFORMATION

Applicant's Name: Adrian Gallarzo

E-Mail: vjmiller999@yahoo.com

Mailing Address: 7736 Pivot St

<u>Downey,</u>	<u>Street</u> CA	<u>91789</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (562) 419-4984 Fax No: ()

Engineer/Representative's Name: Love Engineering/Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Rd, Suite 200-166

<u>Temecula,</u>	<u>Street</u> CA	<u>92591</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Adrian Gallarzo E-Mail: vjmiller999@yahoo.com

Mailing Address: 7736 Pivot St

<u>Downey,</u>	<u>Street</u> CA	<u>91789</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (562) 419-4984 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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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.

Adrian Gallarzo *Adrian Gallarzo*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Adrian Gallarzo & Liduvina Gallarzo *Adrian Gallarzo Liduvina Gallarzo*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Ramon Esparza and Maria Esparza *Ramon Esparza Maria Esparza*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 936-170-010

Section: 8 & 17 Township: 8S Range: 3W

Approximate Gross Acreage: 24.99 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Sandia Creek Dr, South of _____, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2011, Page 978, Grids A1, A2 B1, B2

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

Subdivide 24.99 acre parcel into two parcels.

No development proposed

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A - Development not proposed

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards N/A - Development not proposed

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 9,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 6/9/17
Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.		
Project Name:	Tentative Parcel 36637	
Project Location:	La Cruz Dr, Temecula, CA 92590	
Project Description:	Subdivide 24.99 acre parcel into 2 parcels	
Project Applicant Information:	Adrian Gallarzo (562) 419-4984 7736 Pivot St, Downey, CA 90241	
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html . The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Adrian Gallarzo, Liduvina Gallarzo, Ramon Esparza and Maria Esparza (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 936-170-010 (“PROPERTY”); and,

WHEREAS, on April 8, 2014, PROPERTY OWNER filed an application for Tentative Parcel Map No. 36615 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses

including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Adrian & Liduvina Gallarzo
7736 Pivot Street
Downey, CA 90241

Ramon & Maria Esparza
20665 E. Climber Drive
Diamond Bar, CA 91789

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 2/9/17

FORM APPROVED COUNTY COUNSEL
BY: MELIS 11/4/16
TE

PROPERTY OWNER:
Adrian Gallarzo, Liduvina Gallarzo, Ramon Esparza and Maria Esparza

By: Adrian Gallarzo
Adrian Gallarzo

Dated: 11-02-16

By: Liduvina Gallarzo
Liduvina Gallarzo

Dated: 11-02-16

By: Ramon Esparza
Ramon Esparza

Dated: 11/2/16

By: Maria Esparza
Maria Esparza

Dated: 11/2/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 2, 2016 before me, John M. Trujillo - Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Adrian Gallardo, Liduvina Gallardo,
Name(s) of Signer(s)
Ramon Esparza and Maria Esparza

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Indemnification Agreement Document Date: 11-02-2016
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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

TENTATIVE PARCEL MAP NO. 36615 – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Rural Mountain (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule “H” parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 19, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2017

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

APN (s) or case numbers Pm 36615 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

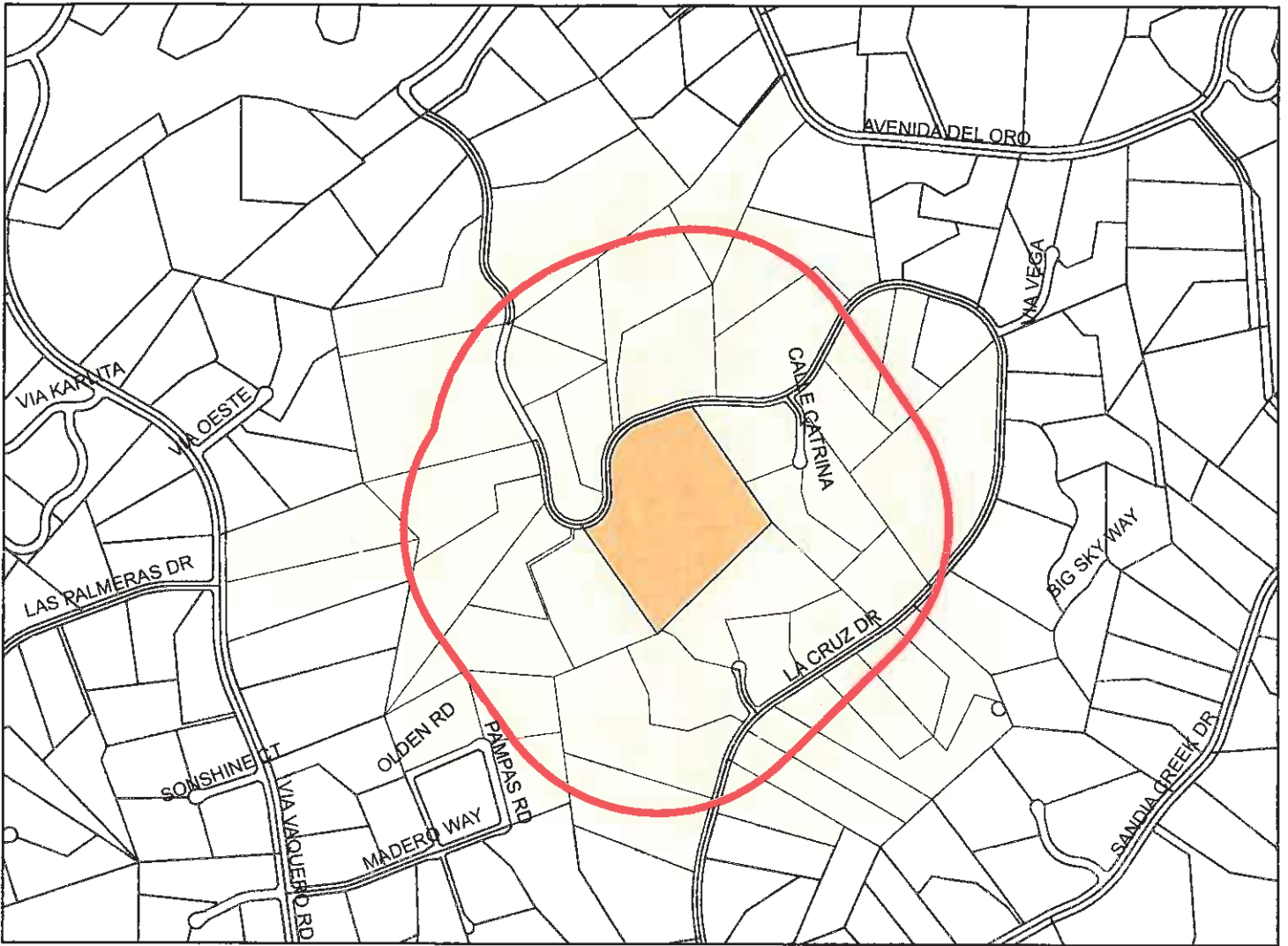
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36615 (1200 feet buffer)



Selected Parcels

936-170-010	936-160-010	936-240-013	936-170-008	936-310-009	936-180-009	936-250-028	936-150-015	936-170-019	936-150-016
936-310-010	936-180-003	936-310-011	936-170-009	936-180-006	936-170-014	936-250-029	936-150-014	936-180-011	936-160-007
936-250-026	936-070-012	936-170-011	936-310-001	936-310-002	936-310-003	936-310-004	936-310-006	936-170-007	936-100-016
936-310-008	936-100-011	936-250-018	936-250-019	936-170-020	936-100-012	936-260-012	936-250-017	936-100-015	936-100-017
936-100-018	936-100-019	936-160-009	936-060-007	936-310-007					



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: 936070012, APN: 936070012
LOS ABUELOS RANCH
8548 PRESTWICK DR
LA JOLLA CA 92037

ASMT: 936150016, APN: 936150016
HARRIET HULING, ETAL
P O BOX 893835
TEMECULA CA 92589

ASMT: 936100011, APN: 936100011
DIANA BEIN, ETAL
P O BOX 586
TEMECULA CA 92589

ASMT: 936160007, APN: 936160007
LA CRUZ
P O BOX 916
DANA POINT CA 92629

ASMT: 936100012, APN: 936100012
WILLIAM EWING, ETAL
44610 VIA VAQUERO
TEMECULA, CA. 92590

ASMT: 936160010, APN: 936160010
JUANA CONEJO, ETAL
31775 CALLE CHAPOS
TEMECULA CA 92591

ASMT: 936100015, APN: 936100015
ZHENGHAN INTERNATIONAL TRADING INC
44665 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936170008, APN: 936170008
KIMBERLY VELEZ, ETAL
45355 LA CRUZ
TEMECULA, CA. 92590

ASMT: 936100016, APN: 936100016
LOUISE JT LIVING TRUST, ETAL
C/O WALTER MORAWA
43757 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936170009, APN: 936170009
SANDRA LONIELLO, ETAL
45315 LA CRUZ
TEMECULA, CA. 92590

ASMT: 936150014, APN: 936150014
KATHERINE CARRUTH RENNER
44320 PAMPAS RD
TEMECULA, CA. 92590

ASMT: 936170010, APN: 936170010
LIDUVINA GALLARZO, ETAL
20665 CLIMBER DR
DIAMOND BAR CA 91789

ASMT: 936150015, APN: 936150015
DEBRAH KITCHINGS, ETAL
P O BOX 2369
TEMECULA CA 92593

ASMT: 936170011, APN: 936170011
FELICITAS DOUCETTE YAKUT, ETAL
39788 CALLE CONTENTO
TEMECULA CA 92591



ASMT: 936170014, APN: 936170014
MARTHA MAGNESS, ETAL
1425 EAST RD
LA HABRA HEIGHTS CA 90631

ASMT: 936240013, APN: 936240013
GARY MEHRTENS, ETAL
C/O ANNETTE MEHRTENS
1791 TIERRA LIBERTIA RD
ESCONDIDO CA 92026

ASMT: 936170019, APN: 936170019
SULTANA DAYA, ETAL
26095 CALLE CATRINA
TEMECULA, CA. 92590

ASMT: 936250017, APN: 936250017
LAURA THOMAS, ETAL
45450 LA CRUZ
TEMECULA, CA. 92590

ASMT: 936170020, APN: 936170020
LYNN MCCORMACK, ETAL
26088 CALLE CATRINA
TEMECULA, CA. 92590

ASMT: 936250018, APN: 936250018
DEV INC, ETAL
17870 CASTLETON ST NO 323
CITY OF INDUSTRY CA 91748

ASMT: 936180003, APN: 936180003
FREDRICO ENTERPRISES
C/O GORMAN CO
940 CALLE NEGOCIO STE 135
SAN CLEMENTE CA 92673

ASMT: 936250019, APN: 936250019
CANDICE DONNERT, ETAL
1665 CRESCENT POINT CT
RENO NV 89523

ASMT: 936180006, APN: 936180006
BLANCA HERNANDEZ, ETAL
1122 N WEST ST
SANTA ANA CA 92703

ASMT: 936250026, APN: 936250026
LINDA KILFEATHER
44196 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936180009, APN: 936180009
LESLIE BROWN, ETAL
44420 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936250028, APN: 936250028
CATHERINE PRUHSMEIER, ETAL
44700 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936180011, APN: 936180011
ALLISON BJOIN, ETAL
P O BOX 1886
TEMECULA CA 92593

ASMT: 936250029, APN: 936250029
IRENE CUNNINGHAM, ETAL
44900 LA CRUZ DR
TEMECULA, CA. 92590



ASMT: 936260012, APN: 936260012
BASIA YAKAITIS, ETAL
800 KENNY WAY
LAS VEGAS NV 89107

ASMT: 936310006, APN: 936310006
MCDANIEL BROTHERS
P O BOX 2588
FALLBROOK CA 92088

ASMT: 936310008, APN: 936310008
JOANNE GUVENC, ETAL
1076 EMMA LN
NIPOMO CA 93444

ASMT: 936310009, APN: 936310009
CHAD UEBERSETZIG
43650 LA CRUZ DR
TEMECULA, CA. 92590

ASMT: 936310010, APN: 936310010
DORA KNUTSON, ETAL
43730 LA CRUZ DR
TEMECULA CA 92590

ASMT: 936310011, APN: 936310011
GAIL UEBERSETZIG
1506 LINDA ST
FALLBROOK CA 92028





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

PM36615 / EA42697

Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

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

Adrian Gallarzo
Project Applicant

7736 Pivot Street Downey, CA 91780
Address

North of Sandia Creek Drive; South of La Cruz Drive; and West of Calle Catrina
Project Location

The proposed project is a Schedule H parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 19, 2017 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

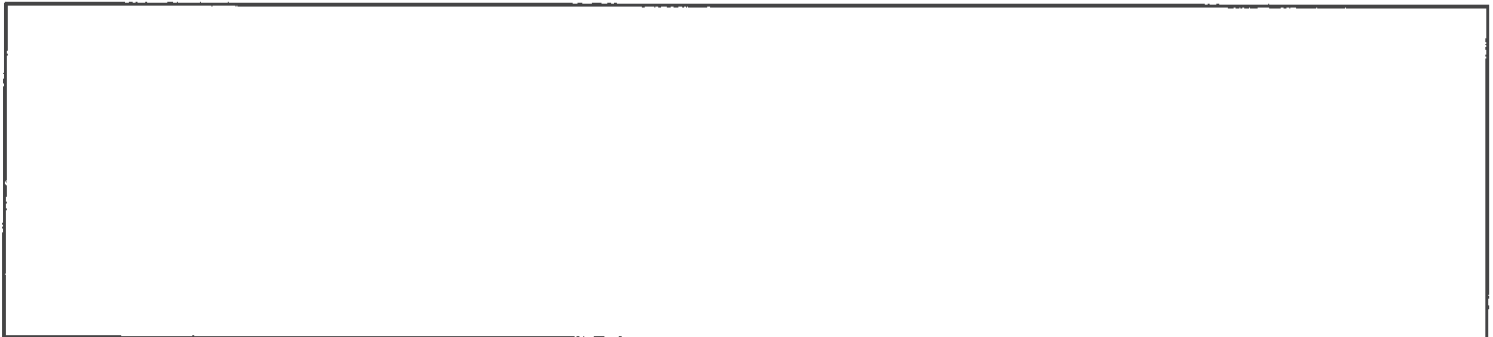
Project Planner

Title

June 19, 2017

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1405911

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: ADRIAN GALLARZO \$50.00
paid by: CK 0014667
EA42697
paid towards: CFG06082 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 09, 2014 12:22
MGARDNER posting date Jun 09, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1603778

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: ADRIAN GALLARZO \$2,210.25
paid by: CK 016328
EA42697
paid towards: CFG06082 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 04, 2016 14:04
MGARDNER posting date Apr 04, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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