

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

May 14, 2009

SUBJECT: CHANGE OF ZONE NO. 07494 AND TENTATIVE PARCEL MAP NO. 33459, AMENDED NO. 2 – (Mitigated Negative Declaration) – Applicant: Shelbran Company, Inc. – Engineer/Rep: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The Tentative Parcel Map proposes a schedule “H” proposal to subdivide 20.14 gross acres into 4 residential lots with a minimum lot size of 5 acres. The Change of Zone proposes to change the existing Rural Residential – 5 Acre Minimum (R-R-5) zone to Residential Agriculture – 5 acre minimum (R-A-5) – APN: 572-130-009

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40293**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7494**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE PARCEL MAP NO. 33459**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 18, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. **AGENDA ITEM 5.3: CHANGE OF ZONE NO. 07494 / TENTATIVE PARCEL MAP NO. 33459, AMENDED NO. 2** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shelbran Company, Inc. – Engineer/Representative: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – APN: 572-130-009. (Legislative)

II. **PROJECT DESCRIPTION**

The tentative parcel map proposes a schedule "H" proposal to subdivide 20.14 gross acres into four (4) residential lots with a minimum lot size of 5 acres. The change of zone proposes to change the existing Rural Residential – 5 Acre Minimum (R-R-5) zone to Residential Agriculture – 5 acre minimum (R-A-5).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

The following spoke in favor of the subject proposal:

Blaine Womer, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40293**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7494**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE PARCEL MAP NO. 33459**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Riverside Extended Mountain
(REMAP)
Zoning Area: Cahuilla Area
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: February 18, 2009

Tentative Parcel Map No. 33459
Change of Zone No. 7494
Environmental Assessment No. 40293
Applicant: Shelbran Company
Engineer/Rep.: Blaine A. Womer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7494 proposes to change the site's existing zoning classification from Rural Residential - 5 Acre Minimum (R-R-5) to a Residential Agricultural - 5 Acre Minimum (R-A-5) zoning classification.

Tentative Parcel Map No. 33459 is a proposal for a schedule "H" subdivision of 20.14 gross acres into four (4) parcels with a minimum lot size of five (5) gross acres.

The project site is located in the Riverside Extended Mountainous Area Plan, more specifically, northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | North: Rural: Rural Mountainous (R:RM) (10 Acre Minimum)
South: Rural: Rural Residential (R:RR) (5 Acre Minimum)
East: Rural: Rural Residential (R:RR) (5 Acre Minimum)
West: Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 3. Proposed Zoning (Ex. #2): | Residential Agricultural - 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Ex. #2): | North: Rural Residential - 5 Acre Minimum (R-R-5)
South: Rural Residential - 5 Acre Minimum (R-R-5)
East: Rural Residential - 5 Acre Minimum (R-R-5)
West: Rural Residential - 5 Acre Minimum (R-R-5) |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | North: Vacant
South: Vacant
East: Vacant
West: Vacant |
| 7. Project Data: | Total Acreage: 20.18 Gross Acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 5 AC Min.
Schedule: H |
| 7. Environmental Concerns: | See attached environmental assessment |

Dr. H. K. L.

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40293**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7494**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE PARCEL MAP NO. 33459**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 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 Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan.
2. The proposed use, four (4) residential parcels with a minimum lot size of five (5) gross acres, is permitted use in the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the north, and Rural: Rural Residential (R:RR) (5 Acre Minimum) south, east, and west.
4. The proposed zoning for the subject site is Residential Agricultural - 5 Acre Minimum (R-A-5).

5. The existing zoning for the subject site is Rural Residential - 5 Acre Minimum (R-R-5).
6. The proposed use, four (4) residential parcels with a minimum lot size of five (5) gross acres, is consistent with the development standards set forth in the Residential Agricultural - 5 Acre Minimum (R-A-5) zone.
7. The project site is surrounded by properties which are zoned Rural Residential - 10 Acre Minimum (R-R-10) to the north, Rural Residential - 5 Acre Minimum (R-R-5) to the east and west, and Indian Land to the south.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 40293 identified the following potentially significant impacts:
 - a. Transportation/Traffic
 - b. Hydrology/Water Quality
 - c. Hazards & Hazardous Materials

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

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. The City of Sphere of Influence.
 - b. A Fault Zone;
 - c. An Airport Influence Area;
 - d. An Agriculture Preserve;
 - e. A Redevelopment Area;
 - f. A Policy Area;
 - g. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - h. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - i. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District.
 - b. An area of low potential for paleontological sensitivity
 - c. The Mount Palomar Lighting Ordinance Zone B, approximately 16.54 miles.
 - d. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 572-130-009.

Agenda Item No.: 5.3
Area Plan: Riverside Extended Mountain
(REMAP)
Zoning Area: Cahuilla Area
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: February 18, 2009

Tentative Parcel Map No. 33459
Change of Zone No. 7494
Environmental Assessment No. 40293
Applicant: Shelbran Company
Engineer/Rep.: Blaine A. Womer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM TO STAFF REPORT

FURTHER PLANNING CONSIDERATION:

The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on twenty (20) gross acres for three (3) additional units, the potential impacts are less than significant.

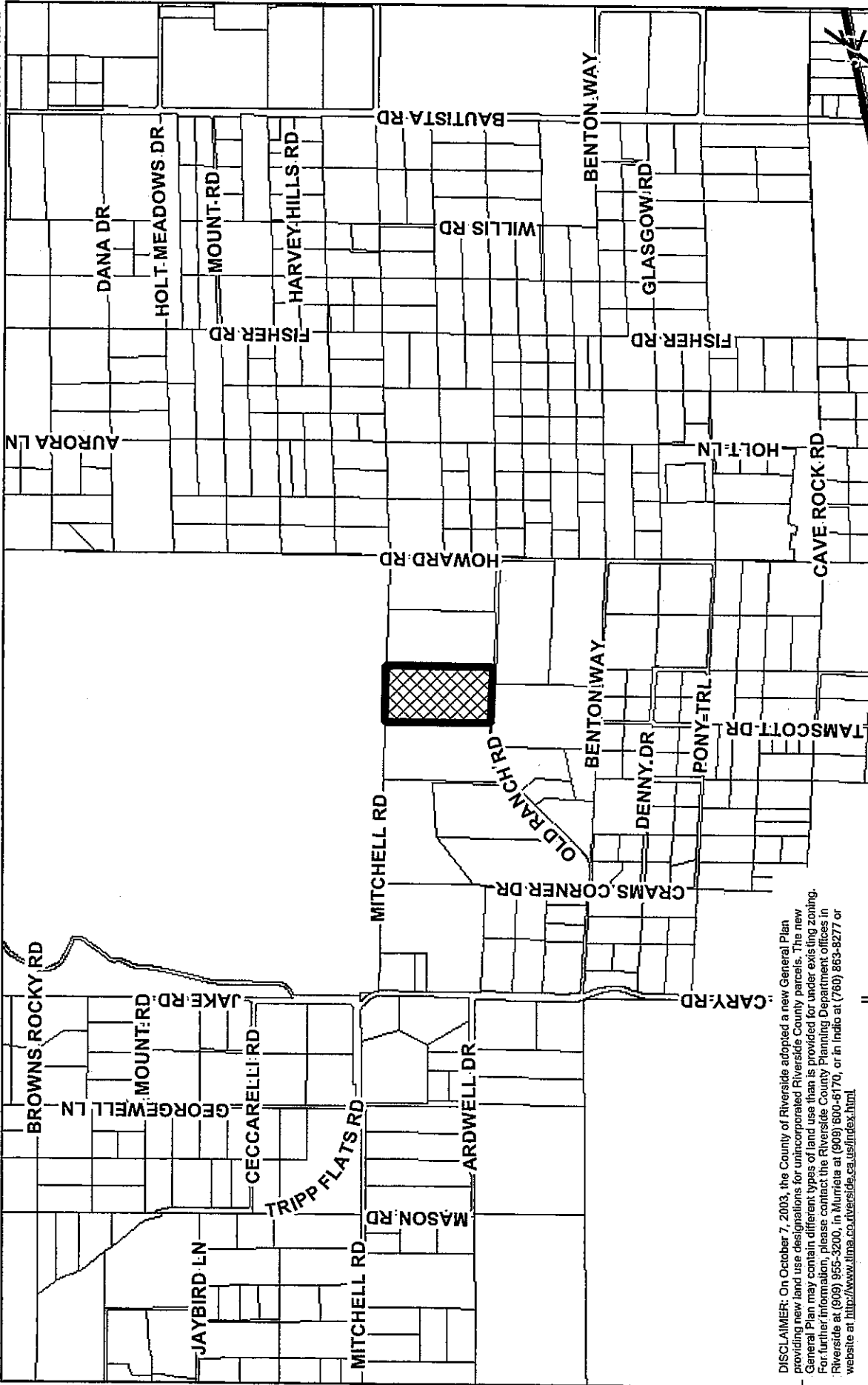


According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres the Anza area. The 1990 Water Study and the Watermaster both concur that large lot single family residences are less impactful than agricultural uses.

CZ07494 PM33459

Planner: Jeff Horn
Date: 12/03/08
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 11/12/08



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltpa.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13

Assessors
Bk. Pg. 572-13
Thomas Bros. Pg. 934 C3

0 1,800 3,600 7,200 10,800 Feet

Supervisor: Stone
District 3
Date Drawn: 11/12/08

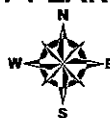
CZ07494 PM33459
DEVELOPMENT OPPORTUNITY

Planner: Jeff Horn
Date: 12/03/08
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



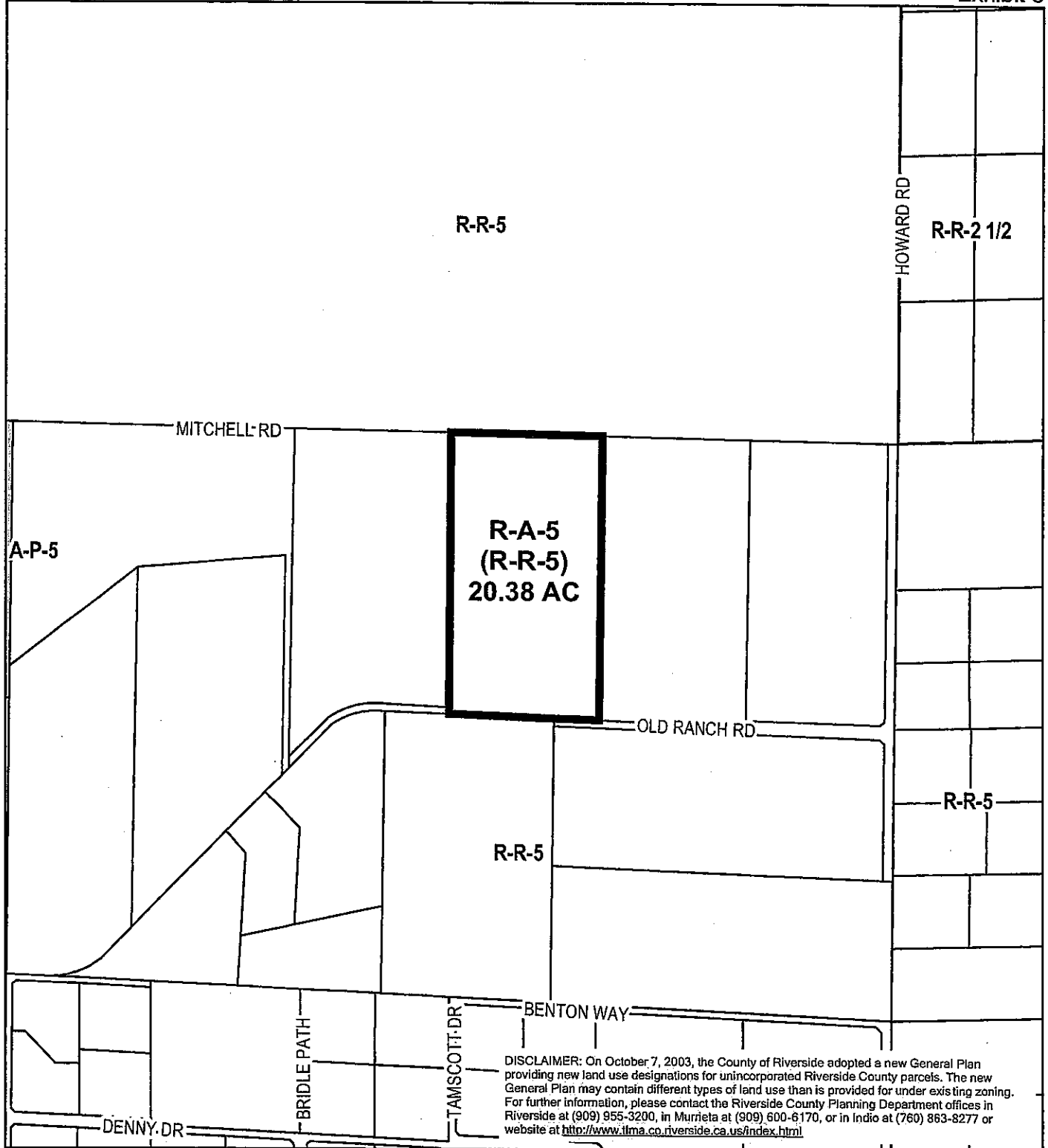
Assessors
Bk. Pg. 572-13
Thomas
Bros. Pg. 934 C3

Supervisor: Stone
District 3
Date Drawn: 11/12/08

CZ07494 PM33459

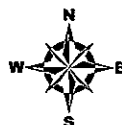
PROPOSED ZONING

Planner: Jeff Horn
Date: 12/03/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



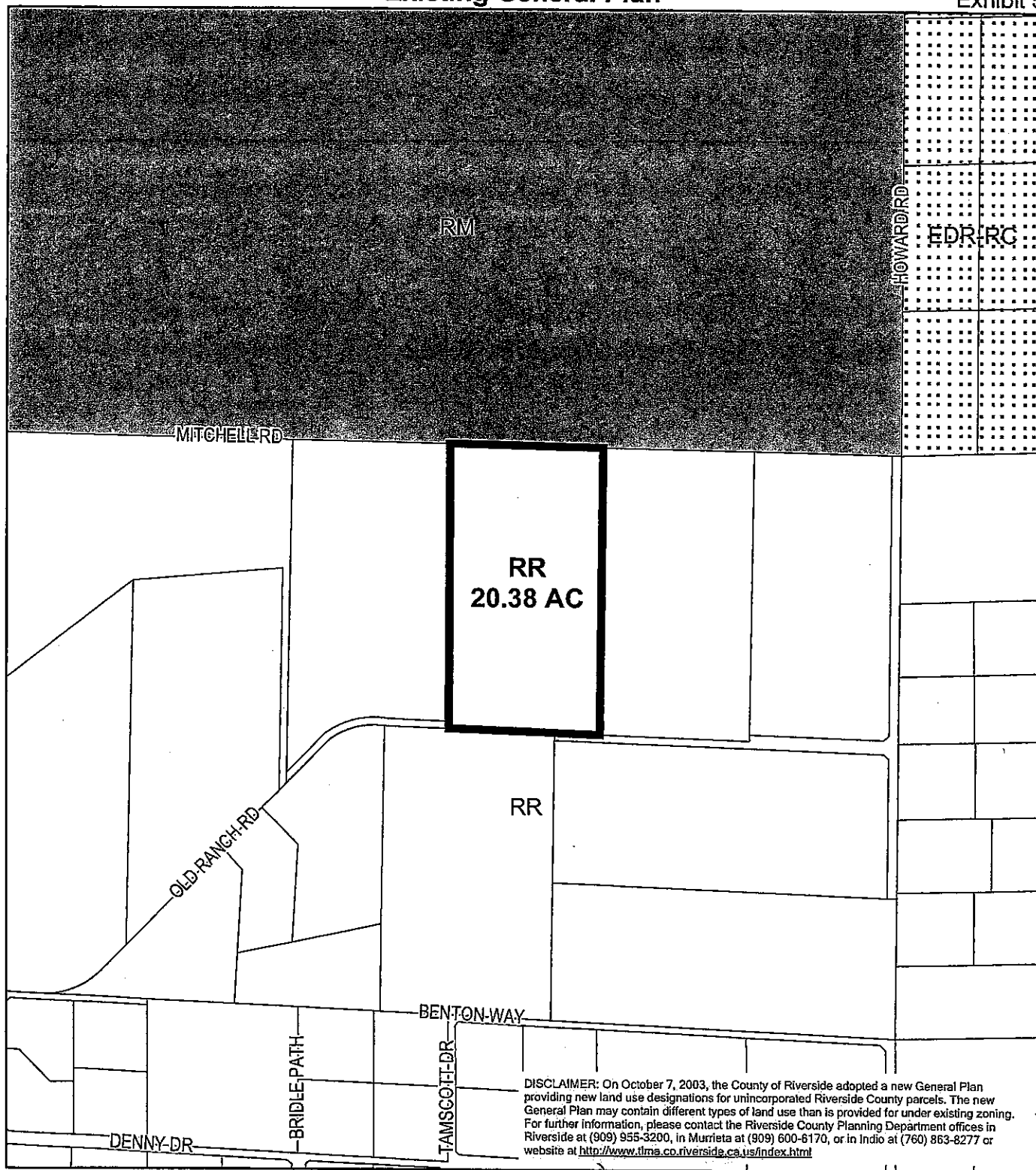
Assessors
Bk. Pg. 572-13
Thomas
Bros. Pg. 934 C3

Supervisor: Stone
District 3
Date Drawn: 11/12/08

CZ07494 PM33459

Existing General Plan

Planner: Jeff Horn
Date: 12/03/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13



Assessors
Bk. Pg. 572-13
Thomas
Bros. Pg. 934 C3

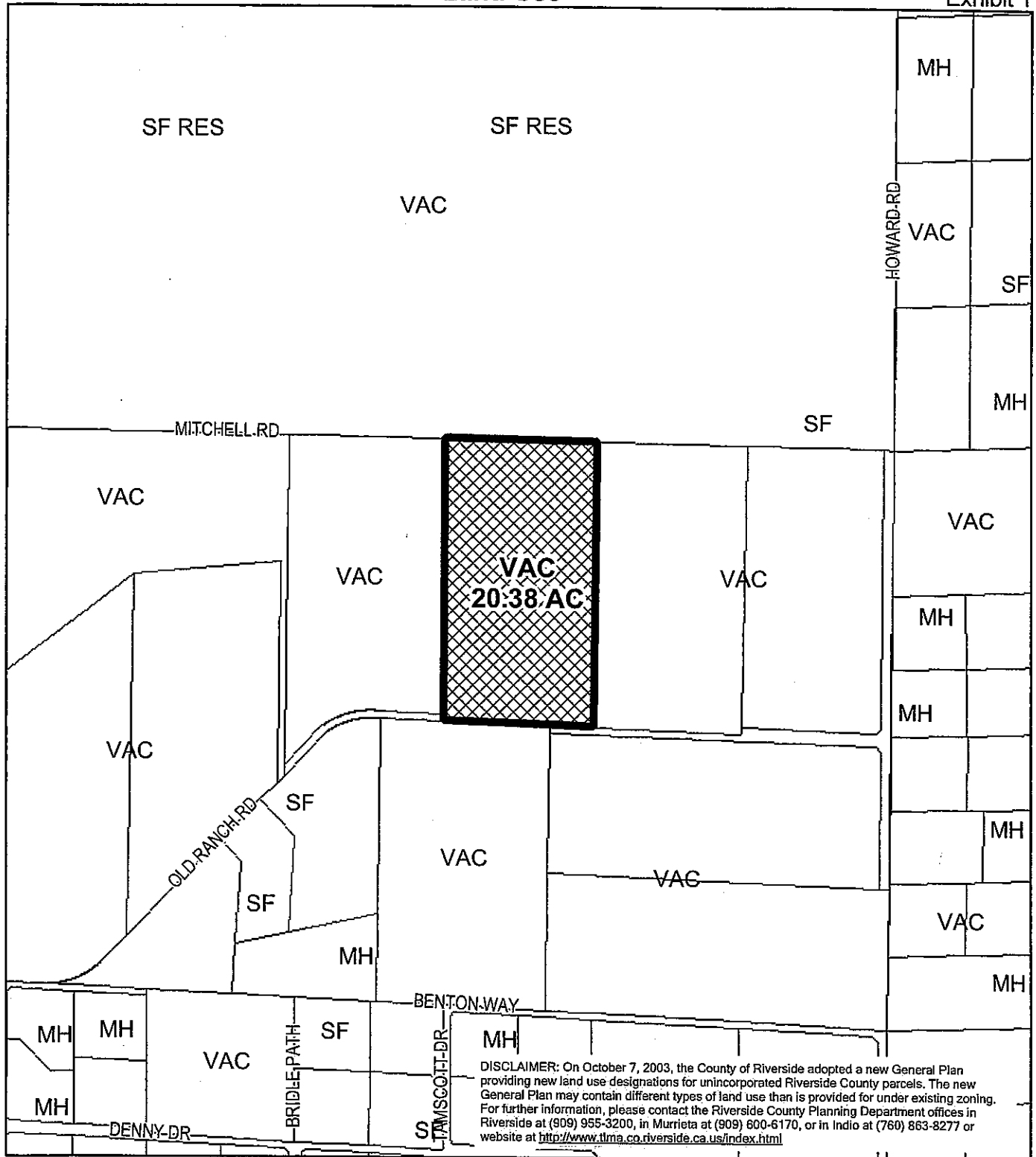


Supervisor: Stone
District 3
Date Drawn: 11/12/08

CZ07494 PM33459

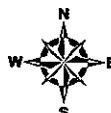
Planner: Jeff Horn
Date: 12/03/08
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Cahuilla
Township/Range: T7SR2E
Section: 13

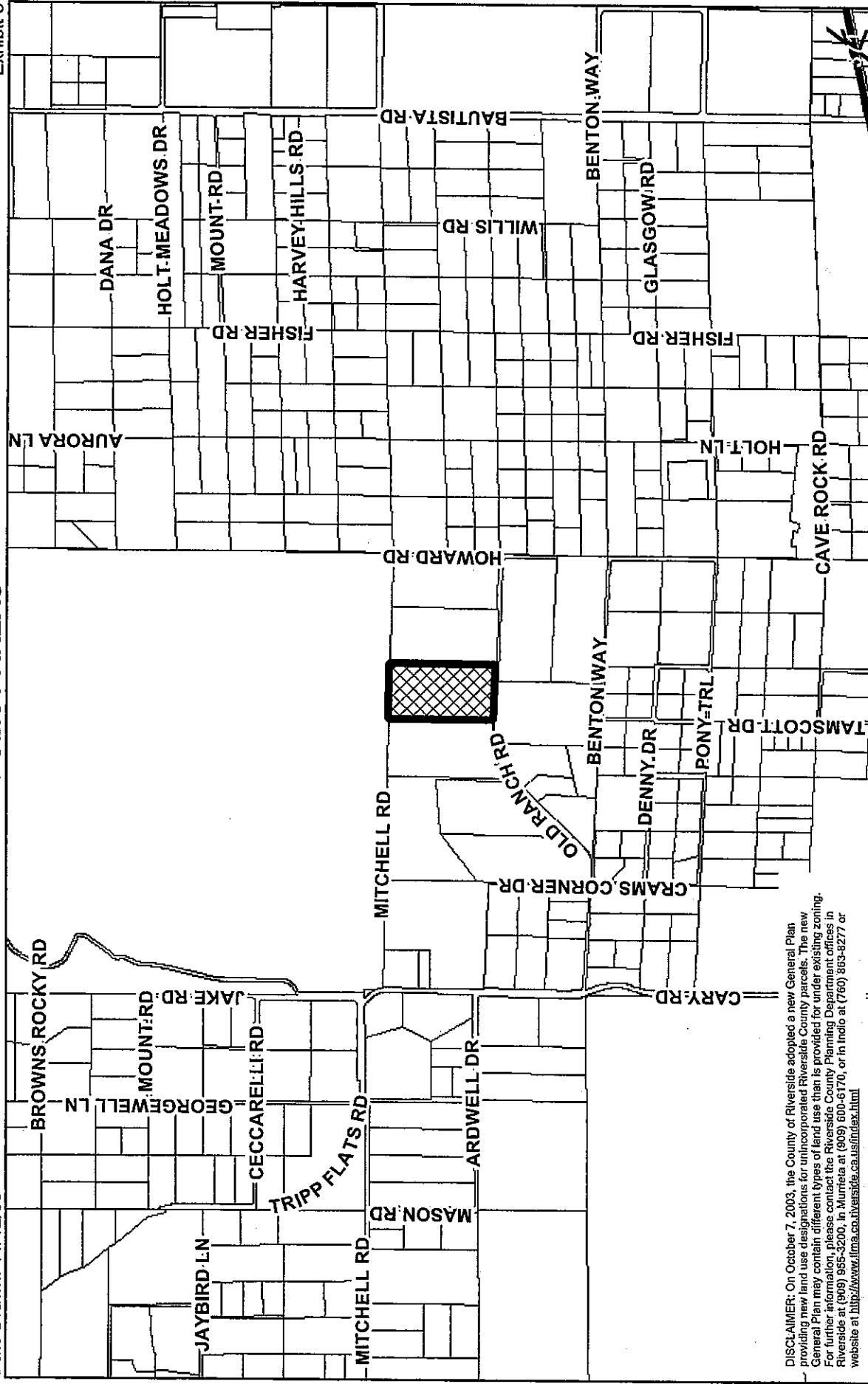


Assessors
Bk. Pg. 572-13
Thomas
Bros. Pg. 934 C3



POLICY AREAS

Supervisor Stone
District 3
Date Drawn: 11/12/08



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Area: Cahuilla

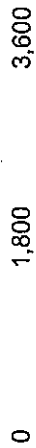
Township/Range: T7SR2E

Section: 13

Assessors
Bk. Pg.
Thomas
Bros.Pg.

10,800

Feet



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40293
Project Case Type (s) and Number(s): CZ07494, PM33459
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: (951) 955-4641
Applicant's Name: The Shelbran Company
Applicant's Address: P.O. Box 2738, Temecula, CA 92536
Engineer/Representative: Blaine Womer Civil Engineer
Engineer/Representative's Address: 41555 East Florida, Hemet, CA 92544

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7494 proposes to change the site's existing zoning classification from Rural Residential - 5 Acre Minimum (R-R-5) to a Residential Agricultural - 5 Acre Minimum (R-A-5) zoning classification.

Tentative Parcel Map No. 33459 is a proposal for a schedule "H" subdivision of 20.14 gross acres into four (4) parcels with a minimum lot size of five (5) gross acres.

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

C. Total Project Area: 20.14 Gross Acres

Residential Acres: 20.14	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 572-130-009

E. Street References: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 14 North, Township 7 South, Range 2 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is currently undeveloped and dominated by red shank and chemise chaparral.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is in conformance with the Rural Residential (R-R) (5-acre minimum) Land Use Designation. The proposed project meets all other applicable land use policies and elements of the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project. The proposed project meets all other applicable Multipurpose Open Space element policies
4. **Safety:** The proposed project is not located within any special hazard zones (including high fire hazard area, dam inundation zone, liquefaction, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project is proposing a residential land division that will accommodate for additional housing for the area. The project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies

B. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Riverside Extended Mountain Area Plan (REMAP)
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 and Rural Residential (RR) (5 Acre Minimum) is to the east, south, and west.
4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential - 5 Acre Minimum (R-R-5)

J. Proposed Zoning, if any: Rural – Agricultural - 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Rural-Residential-5 Acre Minimum (R-R-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.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☒ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agriculture Resources | ☒ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☒ Transportation/Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Other |
| ☐ Geology/Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

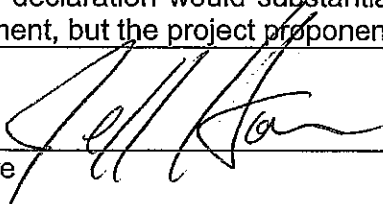
- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant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

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

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

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

Signature



11-24-08

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project site is located between to Old Ranch Road and Mitchel Road; neither of which is considered a scenic highway. The project is not located in the vicinity of a scenic highway corridor. Therefore, there will be no impact to a scenic highway corridor.
- b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

- a) According to the RCIP, the project site is located within (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory (16.54 miles). Riverside County Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution) was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted development of certain light fixtures emitting into the night sky undesirable light rays that may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant level. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

☐	☐	☒	☐
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b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. Less than significant impacts are anticipated.
- b) The project will not expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant or currently have residences, similar residential development exists or is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. Lighting will be hooded and shielded in accordance with county requirements to prevent spillover onto adjacent properties, particularly the existing larger lot residences to the east. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or

☐	☐	☐	☒
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

- a) The project will not 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 since the project is not located within any such type of Farmland. Therefore, there will be no impact as a result of the project.
- b) No agricultural uses are being conducted on the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural uses. The project site is zoned Rural - Residential - 5 Acre Minimum (R-R-5), and no agricultural uses are proposed. Furthermore, project site is not located within 300 feet of other agriculturally zoned properties.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses as the project site is vacant and is not being used for agricultural uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	☐	☐	☒	☐
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP; therefore, impacts are less than significant.
- b, c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures (COA 10.BS GRADE. 4) and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, impacts are considered to be less than significant.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard county requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA.

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

e) The project site is not located within close proximity to a substantial point source emitter. Therefore, there will be no impact as a result of the project.

f) The residential project will not create objectionable odors affecting a substantial number of people. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☒ ☐

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

Source: GIS database, WRCMSHCP, On-site Inspection, PDB No. 4305

Findings of Fact:

- Based on the review conducted by the Environmental Programs Department (EPD), the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there will be no impacts as a result of the project.
- Based on the review conducted by the EPD, the project will not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Therefore, there will be no impact as a result of the project.

- c) Based on the review conducted by the EPD, the project 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, there will be no impact as a result of the project.
- d) Based on the review conducted by the EPD, the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.
- e) Based on the review conducted by the EPD, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, there will be no impact as a result of the project.
- f) Based on the review conducted by the EPD, the project will not 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. Therefore, there will be no impact as a result of the project.
- g) Based on the review conducted by the EPD, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) Based on the review conducted by the Riverside County Archaeologist, the project will not alter or destroy an historic site. Therefore, there will be no impact as a result of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Based on the review conducted by the Riverside County Archaeologist, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities unique historical resources are discovered, certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING. 18). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	☐	☐	☒	☐
a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

- a) Based on the review conducted by the Riverside County Archaeologist, the project will not alter or destroy an archaeological site. If during ground disturbance activities a unique archaeological resource is unearthed certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.18). Therefore, impacts are considered less than significant.
- b) Based on the review conducted by the Riverside County Archaeologist, the project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. If during ground disturbance activities unique archaeological resources are unearthed certain procedures outlined by the Planning Department shall be implemented (COA 10.PLANNING.18). Therefore, impacts are considered less than significant.
- c) Based on the review conducted by the Riverside County Archaeologist, the project will not disturb any human remains, including those interred outside of formal cemeteries. If during ground disturbance activities human remains are encountered, no further disturbance shall occur until a final decision as to the treatment and disposition has been made (COA 10.PLANNING.17). Therefore, impacts are considered less than significant.
- d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there will be no impact as a result of the project.

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

Monitoring: No monitoring measures are required.

9. Paleontological Resources

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

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

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

☐	☐	☒	☐
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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?

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

Findings of Fact:

- a) Based on the review of the project site's location, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No earthquake fault zones are known to traverse the project site. The potential for surface rupture is highly unlikely. Therefore, impacts are considered less than significant.
- b) Based on the review of the project site's location, the project will not 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. No earthquake faults are known to traverse the subject site. Therefore, impacts are considered less than significant.

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.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) Based on the review conducted by the Riverside County Geologist, the project will not be subject to seismic-related ground failure, including liquefaction. Therefore, there will be no impacts as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

☐	☐	☒	☐
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Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) No active faults are known to project through the subject site. The project will not be subject to strong seismic ground shaking. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

☐	☐	☒	☐
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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."

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

- a) The project will not 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 rock-fall hazards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

☐	☐	☒	☐
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- 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: Geology Department Review.

Findings of Fact:

- a) The project has been reviewed and cleared by the Geology Department with no additional information suggesting that the site is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards. No impacts to other geologic hazards shall occur

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

☐	☐	☒	☐
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- a) Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact:

- a) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet. Therefore, there will be no impact as a result of the project.
- c) Grading will not negate or affect the subsurface sewage disposal systems. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils	☐	☐	☒	☐
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

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

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

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

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

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

- a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site. Therefore, there will be no impacts as a result of the project.

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

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☒ ☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

- The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Therefore, there will be no impacts as a result of the project.
- During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, impacts are considered less than significant.
- Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be no impact as a result of the project.
- The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. Therefore, there will be no impact as a result of the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) review

Findings of Fact:

- a) The project is not located within an Airport Master Plan. Therefore, there will be no impact as a result of the project.
- b) The project is not located within an airport or an airport influence area. As such, review by ALUC is not necessary and there will be no impact as a result of the project.
- c) The project is not located within an airport land use plan or within two miles of a public airport or a public use airport. As such, no safety hazard will be posed to people residing or working in the project area because of the project being located within an airport land use plan or within two miles of a public airport or a public use airport. Therefore, there will be no impact as a result of the project.
- d) The project is not located within the vicinity of a private airstrip, or heliport, and, as such, will not pose a safety hazard for people residing or working in the project area because of a private airstrip or heliport. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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22. 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?

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

Findings of Fact:

- a) The project is located within a hazardous fire area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet for the map with the notation that the project is within a hazardous fire area (COA 50.FIRE. 1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 80.FIRE. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide an Environmental Constraints Sheet for the map with the notation that the project is within a hazardous fire area (COA 50.FIRE. 1). Also, the project has been conditioned to have the Riverside County Fire Department review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area (COA 80.FIRE. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Fire Department and the Building and Safety Department through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project

23. 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?

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

☐	☐	☐	☒
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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)?

☐	☐	☐	☒
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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?

☐	☒	☐	☐
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e) Place housing within a 100-year flood hazard area,

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

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

Findings of Fact:

- a) The project has the potential to 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. As a result, the project has been conditioned to include an ECS for the map that delineates any watercourses that traverse the project site and have a note placed on the map stating that "the watercourses must be kept free of all buildings and obstructions" (COA 50.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- b) Based on the review conducted by the Riverside County Flood Control District, the project will not violate any water quality standards or waste discharge requirements. Therefore, there will be no impacts as a result of the project.
- c) Based on the review conducted by the Riverside County Flood Control District, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there will be no impacts as a result of the project.
- d) Based on the review conducted by the Riverside County Flood Control District, the project may create or contribute runoff water that would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff. As a result, the project has been conditioned to include an ECS for the map that delineates any watercourses that traverse the project site and have a note placed on the map stating that "the watercourses must be kept free of all buildings and obstructions" (COA 50.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.
- e) Based on the review conducted by the Riverside County Flood Control District, 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 since the project site is not located in one. Therefore, there will be no impacts as a result of the project.
- f) Based on the review conducted by the Riverside County Flood Control District, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flows since the project is not located within a 100-year flood hazard area. Therefore, there will be no impact as a result of the project.

- g) Based on the review conducted by the Riverside County Flood Control District, the project will not otherwise degrade water quality. Therefore, there will be no impact as a result of the project.
- h) Based on the review conducted by the Riverside County Flood Control District, the project will not include new or retrofitted storm-water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there will be no impacts as a result of the project.

Mitigation: The project has been conditioned to include an ECS for the map that delineates any watercourses that traverse the project site and have a note placed on the map stating that "the watercourses must be kept free of all buildings and obstructions" (COA 50.FLOOD RI. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District and by the Building & Safety Department through the plan check process.

24. Floodplains

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

NA - Not Applicable ☒	U - Generally Unsuitable ☐	R - Restricted ☐		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

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

Findings of Fact:

- a) Based on the review conducted by the Riverside County Flood Control District, the project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. As a result, the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has been conditioned to include an ECS for the map that delineates any watercourses that traverse the project site and have a note placed on the map stating that "the watercourses must be kept free of all buildings and obstructions" (COA 50.FLOOD RI. 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

- b) Based on the review conducted by the Riverside County Flood Control District, the project will not change the site's absorption rates or the rate and amount of surface runoff. Therefore, there will be no impact as a result of the project.
- c) Based on the review conducted by the Riverside County Flood Control District, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam since none exist in the project vicinity. Therefore, there will be no impact as a result of the project.
- d) Based on the review conducted by the Riverside County Flood Control District, the project will not change the amount of surface water in any water body since none exist within the project vicinity. Therefore, there will be no impact as a result of the project.

Mitigation: The project has been conditioned to include an ECS for the map that delineates any watercourses that traverse the project site and have a note placed on the map stating that "the watercourses must be kept free of all buildings and obstructions" (COA 50.FLOOD RI. 2).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Flood Control District and the Building & Safety Department through the plan check process.

LAND USE/PLANNING Would the project

25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed project is consistent with the General Plan Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). It is surrounded by single family residential to the north and east. The project will continue the future and logical development of the area. The project will not result in a substantial alteration of the present or planned land use of this area. Therefore, impacts are considered less than significant.
- b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	☐	☐	☒	☐
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

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

Findings of Fact:

- a) The proposed project is consistent with the proposed Residential Agricultural - 5 Acre Minimum (R-A-5) zoning classification since it is proposing a residential land-division that meets all of the zoning's development standards. Therefore, impacts are considered less than significant.
- b) The proposed project is consistent with the surrounding zoning of Rural Residential - 5 Acre Minimum (R-R-5) to the north, east, south, and west. These zones primarily allow for residential land uses similar to what is proposed by the project. The proposed project will continue the future logical development of the area. Therefore, impacts are considered to be less than significant.
- c-d) The proposed project is consistent with the existing and planned land uses since residential developments exist to the north and east; vacant land exists to the south and west. The proposed project is consistent with the General Plan land use designation of the site which is Rural: Rural Residential - 5 Acre Minimum (R:RR) (5 Acre Minimum). The project is not located in a General Plan policy area. The project is consistent with all policies of the General Plan and the surrounding land uses. Therefore, impacts are considered less than significant.
- e) Surrounding land uses include vacant/undeveloped land. The project will not disrupt or divide any existing community since the project site is on vacant land with the exception of a wireless communication facility located at the northeasterly corner of Leon Road and Simpson Road. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are proposed.

MINERAL RESOURCES Would the project

27. Mineral Resources	☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. Therefore, impacts are considered less than significant.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site. Therefore, impacts are considered less than significant.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine. Therefore, there will be no impact as a result of the project.
- d) The project does not propose or is located within existing or abandoned quarries or mines. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. 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 ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The proposed project is not located within the vicinity of a public or private airport. Therefore, there will be no impact as a result of the project.
- b) The proposed project is not located in or is in the immediate vicinity of a private airstrip. Therefore, no impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

- a) The project is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project site is not located near any highways or major thoroughfares. Therefore, no impacts will occur as a result of the project.

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.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐	☐	☐	☒
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Source: Project Application Materials, GIS database

Findings of Fact:

- a) No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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?

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

☐	☐	☒	☐
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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?

☐	☐	☒	☐
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐	☐	☐	☒
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Source: Project Application Materials

Findings of Fact:

- a) The construction of the residential development will result in an increase of noise levels, but these increased noise levels will be less than significant.
- b) Implementing the proposed development will generate noise during construction and following occupancy of the site. The construction noise is required to be controlled by County requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75 dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose people to severe noise levels without protection. No additional mitigation is required. Therefore, impacts are considered less than significant.

- c) Noise impacts from mobile sources on the project site were determined to be non-significant under the Highway Noise section above. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads. Therefore, impacts are considered less than significant.
- d) No activities that would generate significant levels of ground vibration are associated with the proposed project. Therefore, there will be no impacts as a result of this project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING	Would the project			
33. Housing	☐	☐	☐	☒
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing, as the proposed project is a residential land-division.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) All existing homes will remain within the land-division. The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact as a result of the project.
- d) The project site is not located within a County Redevelopment Project Area, so such a designated area can not be impacted.
- e) Based on the nature of the project, it is not forecasted to cause a cumulatively significant excess of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 10.PLANNING. 14).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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35. Sheriff Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

- a) The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 10.PLANNING.14).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

☐	☐	☒	☐
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact:

- a) The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 80.PLANNING. 8). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Libraries	☐	☐	☒	☐

Source: RCIP, Ordinance 659.

Findings of Fact:

- a) Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation (COA 10.PLANNING.14).

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	☐	☐	☒	☐
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Source: RCIP

Findings of Fact:

- a) The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
39. Parks and Recreation	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

Findings of Fact:

- a) The proposed project does not include the provision of recreational facilities; therefore, no adverse impacts will result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a Sphere of Influence or a County Service Area, which is responsible for the collection of Quimby fees. Therefore, per Ordinance No. 460, residential developments are required to pay these fees, which are standard fees.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails	☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
41. Circulation	☐	☐	☒	☐
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☒	☐	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☒	☐	☐
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: RCIP, REMAP circulation element, Transportation department Review

Findings of Fact:

- a) The proposed four (4) parcels with a five (5) acre minimum lot size will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c) The project shall not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).
- e) The project shall not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)
- g) The project will require the dedication, design, and construction of an unnamed cul-de-sac to provide for a 60 foot full-width right-of-way. (50.TRANS.4)
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project is located in a high fire area and is required to provide physical primary and secondary access. The Transportation Department has required that sufficient public off-site rights-of-way be acquired to provide for two access roads to a publicly maintained road. Said off-site access road shall be the easterly extension of Old Ranch Road to Howard Road and the southerly extension of Howard Road to Caltrans maintained SH-371. 2. Said off-site access road shall be the westerly/southwesterly extension of Old Ranch Road to a paved County maintained Cary Road. Thus, the project will not result in inadequate emergency access or access to nearby uses with mitigation incorporated. (50.TRANS.5)
- j) The Project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: Prior to map recordation, the landowner/developer shall acquire sufficient public off-site rights-of-way be acquired to provide for two access roads to a publicly maintained road. Said off-site access road shall be the easterly extension of Old Ranch Road to Howard Road and the southerly extension of Howard Road to Caltrans maintained SH-371. 2. Said off-site access road shall be the westerly/southwesterly extension of Old Ranch Road to a paved County maintained Cary Road (50. TRANS.5) The project will require the dedication, design, and construction of an unnamed cul-de-sac to provide for a 60 foot full-width right-of-way. (50.TRANS.4)

Monitoring: Monitoring shall take place at the Building and Safety Plan Check process and the Transportation department.

42. Bike Trails

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Source: RCIP

Findings of Fact:

- a) The project is not located adjacent to any proposed bike trails and is not required to provide any bike trails. Therefore, there will be no impact as a result of the project.

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.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

☐
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☐
☐

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

☐
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☐
☐

Source: Department of Environmental Health Review

Findings of Fact:

- a,b) The project will be served by private water wells. The project has been conditioned to provide a water supply permit prior to the final inspection of any building (COA 90.E HEALTH. 1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned to provide a water supply permit prior to the final inspection of any building (COA 90.E HEALTH. 1).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Department of Environmental Health.

44. 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?

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☐

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?

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☐

Source: Department of Environmental Health Review

Findings of Fact:

- a) Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development. 3) A complete set of plans for the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated Therefore impacts are considered to be less than significant with mitigation measures incorporated. (80.E HEALTH. 4)

- b) The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count. Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. (80.E HEALTH.4).

Monitoring: Monitoring of mitigation measures shall be conducted by the Riverside County Environmental Health Department and the Building and Safety Department through the plan check process.

45. Solid Waste

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

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

☐	☐	☒	☐
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. Therefore, impacts are considered less than significant.
- b) The project will be consistent with the County Integrated Waste Management Plan. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. 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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact:

a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Co. for gas service and Verizon for communication system service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way. Therefore, impacts are considered less than significant.

d) The project will not impact storm water drainage as development will not encroach onto any such facilities.

e) Street lighting installed by the project would not cause physical impacts beyond the boundaries of the projects disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered less than significant.

f) The project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way. Therefore, impacts are considered to be less than significant.

g) No other known government services would be adversely affected by development of the project. Therefore, impacts are considered to be less than significant.

h) The proposed project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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?	☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	☐	☐	☐	☒
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Source: Staff review, Project Application Materials

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

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- County Biological Report(s) No. PDB04305 by Cadre Environmental, revised on 4/13/06
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 659 (Development Impact Fees)
- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- SCAQMD CEQA Air Quality Handbook Table 6-2
- Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"
- Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"
- Riverside County General Plan Figure S-3 "Generalized Liquefaction"
- Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"
- Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"
- Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Riverside County General Plan Figure S-19 "Airport Locations"
- Airport Land Use Commission (ALUC) review
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Riverside County Flood Control District Flood Hazard Report/Condition
- Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"
- Figure S-10 "Dam Failure Inundation Zone"
- Riverside County General Plan Figure OS-5 "Mineral Resources Area"
- Riverside County General Plan Figure S-19 "Airport Locations"
- County of Riverside Airport Facilities Map
- Riverside County General Plan Figure C-1 "Circulation Plan"
- Department of Environmental Health Review

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

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

JH:jh

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Parcel: 572-130-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "H" to subdivision of 20.14 gross acres into four (4) residential lots with a minimum lot size of five (5) gross acres.

10. EVERY. 2 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33459 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33459, Amended No. 2, dated 1/2/07.

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

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

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10. GENERAL CONDITIONS

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

permit are subject to the included Building and Safety Grading Division conditions of approval.

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

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

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

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

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

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM33459

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

SWRCB at (916) 657-1146.

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

EPD DEPARTMENT

10.EPD. 1 MSHCP UWIG COMPLIANCE

INEFFECT

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

1) Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will occur only in the boundaries of the development. Fuel modification zones will not encroach into the Western Riverside County Multiple Species Habit Conservation Plan (MSHCP) Conservation Area(s) and/or Public/Quasi-Public (PQP) Lands.

2) Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s) and/or PQP Lands do not increase.

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

4) Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area(s) and/or PQP Lands.

5) Noise levels shall not exceed residential noise standards.

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

7) New roads or trails shall not extend into the MSHCP Conservation Area(s) and/or PQP Lands.

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10. GENERAL CONDITIONS

10.EPD. 1 MSHCP UWIG COMPLIANCE (cont.) INEFFECT

8) Fencing, which restricts the movement of wildlife, shall not be allowed in the MSHCP Conservation Area(s) and/or PQP Lands. Prohibited fencing includes, but is not limited to, chainlink, barbed wire, block wall, and solid wood.

Prepared on 4/18/06 by: David W. Carr, Ecological Resources Specialist with the Environmental Programs Department (EPD). Should you have any questions regarding this condition contact the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

FIRE DEPARTMENT

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 33459 is a proposal to subdivide 20.014-acres into 4-5 acre parcels in the Cahuilla area. The site is located northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road.

Our review indicates there are two natural watercourses

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

that traverse the property. The smaller watercourse enters the site along the eastern boundary with a tributary area of 23-acres. The larger watercourse with a tributary drainage area of 390-acres enters the site at the northeast corner and exit at the western boundary.

The applicant shall map the limits of the 100-year floodplain on the property. Calculations and the pertinent data used to determine these shall be submitted to the District for review and approval along with the appropriate plan check fees. The floodplain shall be kept free of all new buildings and obstructions including fill slopes in order to maintain the natural drainage patterns of the area. Also, a 25-foot erosion hazard setback from the limits of the floodplain shall be delineated along the large watercourse. This setback shall be kept free of all buildings in order to prevent flood damage to new structures.

The smaller watercourse should be delineated on the map and kept free of buildings and obstructions in order to maintain the natural drainage pattern of the area and to prevent flood damage to new building.

There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND
intended to comply with.

10.PLANNING. 4 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

10.PLANNING. 8 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural - 5 acre minimum (R-A-5).

10.PLANNING. 9 MAP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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

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

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

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 18 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

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

3. Grading of 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 mitigation.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 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. 3 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

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10. GENERAL CONDITIONS

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

RECOMMND

drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50. E HEALTH. 1 MAP - NO WATER SYSTEM THERE

RECOMMND

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MSHCP ECS FOR RIVERINE AREAS

INEFFECT

Prior to map recordation the Riverine areas (USGS BlueLine Stream and dry ephemeral wash) shown on Exhibit "Attachment E-5 - Biological Resources/Soils Map", dated 4/13/06 will be labeled as the "MSHCP Riverine Area" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD).

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

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

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

[X] "County Biological Report(s) No. PDB04305 was prepared for this property on 3/9/06 and revised on 4/13/06 by Cadre Environmental and is on file at the County of Riverside Environmental Programs Department."

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

Prepared on 4/18/06 by: David W. Carr, Ecological Resources Specialist with the Environmental Programs Department (EPD). Should you have any questions regarding this condition contact the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - ECS SHALL BE PREPARED INEFFECT

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.

FIRE DEPARTMENT

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

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

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

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. 3 MAP-#64-ECS-DRIVEWAY ACCESS INEFFECT

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

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR INEFFECT

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR (cont.) INEFFECT

thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN GATES INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual minimum 16 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 6 MAP-#98-ECS-HYD/WTR TANK INEFFECT

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided a domestic water system with an approved fire hydrant within 500' of the driveway entrance

FLOOD RI DEPARTMENT

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

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all new buildings and obstructions including fill. Any fencing shall be of a "rail" type. Chanlink fencing shall not be allowed".

The smaller watercourse should be delineated on the map and kept free of buildings and obstructions in order to maintain the natural drainage pattern of the area and to prevent flood damage to new building. A note shall be placed on the environmental constraint sheet stating "the watercourse must be kept free of all new buildings and

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP DELINEATE WC ON ECS (AC) (cont.) RECOMMND
obstruction including fill."

50.FLOOD RI. 3 MAP SUBMIT ECS & FINAL MAP RECOMMND
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

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 five (5) gross 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 Integrated Project (RCIP).

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7494 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 6 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 152A.

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. 152A 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. 16 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - COMPLY WITH ORD 457

RECOMMND

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

50.PLANNING. 21 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - CENTERLINE STUDY PROFIL

RECOMMND

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

50.TRANS. 2 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.

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

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 . MAP - INTERSECTION/50' TANGENT (cont.) RECOMMND

Planning and Development Review Division Engineer.

50.TRANS. 4 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Old Ranch Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient public street right-of-way along Mitchell Road shall be dedicated for public use to provide for a 118 foot full-width right-of-way.

Sufficient public street right-of-way along unnamed cul-de-sac shall be dedicated for public use to provide for a 60 foot full-width right-of-way.

50.TRANS. 5 MAP - ACCESS RD TO PUBLIC RD2 RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two access roads to a publicly maintained road, and shall be at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant will be required to provide the appropriate environmental clearances prior to recordation or the signature of the final map or any phase thereof. The applicant shall provide a centerline study profile as approved by the Transportation Department.

1. Said off-site access road shall be the easterly extension of Old Ranch Road to Howard Road and the southerly extension of Howard Road to Caltrans maintained SH-371.
2. Said off-site access road shall be the westerly/southwesterly extension of Old Ranch Road to a paved County maintained Cary Road.

50.TRANS. 6 MAP - ASSESSMENT DIST 1 RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP- CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 8 MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 9 MAP - DEDICATIONS/ACCEPTANCE

RECOMMND

For those offsite access road(s) that have previously been offered for dedication to public use for street and public utility purposes but NOT accepted, a separate Resolution Acceptance Application shall be processed by the applicant through the Transportation Department, Survey Section and an approval of said application shall be obtained prior to map recordation. The applicant shall be responsible for all the costs and fees necessary to process said acceptance application. Should the applicant encounter hardships for the acceptance of said offsite access road(s), the tentative map as designed may not record. The applicant may, however, redesign the map and re-process it through the County.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

60.BS GRADE. 8 MAP Concentrated Flow

RECOMMND

No drainage flow shall exit any lot in a concentrated fashion. All such flow shall be returned to a natural condition prior to exiting the lot.

E HEALTH DEPARTMENT

60.E HEALTH. 2 GRADE - PLAN REQMENTS

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the sewage disposal systems.
- 2) The primary sewage disposal system and its 100% expansion.
- 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system.
- 4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.
- 5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 2 GRADE - PLAN REQMENTS (cont.) RECOMMND

must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

60.E HEALTH. 3 GRADE - PLAN COPIES & SCALE RECOMMND

A copy of the grading plan, duly signed by the soils engineer on a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data to include the 100% expansion, shall be submitted for the Department of Environmental Health review and approval.

60.E HEALTH. 4 USE - PERCOLATION REPORT RECOMMND

Provide a soil percolation report consistent with the requirements set forth in the departments technical manual.

EPD DEPARTMENT

60.EPD. 1 MSHCP GRADING COMPLIANCE INEFFECT

Prior to issuance of the grading permit the grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The Environmental Constraint Area shall be delineated on the grading plans as the "MSHCP Riverine Area."

Areas of compliance include, but are not limited to (Sections 6.1.4 and 7.5.3 of the MSHCP):

1.Manufactured slopes associated with proposed site development shall not extend into the MSHCP Riverine Area except for the culver for the cul-de-sac off Old Ranch Road.

2.Preserve sensitive biological resources that may occur on the project site. Should sensitive biological resources not be avoided, further studies and or mitigation measures may be required.

Prepared on 4/18/06 by: David W. Carr, Ecological Resources Specialist with the Environmental Programs Department

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 MSHCP GRADING COMPLIANCE (cont.) INEFFECT

(EPD). Should you have any questions regarding this condition contact the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.14 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

05/07/09
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33459

Parcel: 572-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 24 MAP - NATIVE AM. MONITORING

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Cahuilla Band of Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribe and the land divider/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources, in cooperation with the project archaeologist.

60.PLANNING. 25 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and guidelines) shall be retained by the land divider for archaeological monitoring services. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed

PARCEL MAP Parcel Map #: PM33459

Parcel: 572-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a fully executed contract including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. A report of the results of monitoring shall be submitted to the County Archaeologist upon conclusion of monitoring activities.

60.PLANNING. 26

MAP - CULTURAL RES. DISP. AG.

RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Cahuilla Band of Indians for proper treatment and disposition, upon completion of inventory and basic evaluation of recovered materials by the project archaeologist.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

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

RECOMMND

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

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33459

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD

RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 3 USE - SEPTIC PLANS

RECOMMND

A set of three

detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

80.E HEALTH. 4 USE - WELL/WATER STATEMENT

RECOMMND

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

The requirements for a water supply permit are as follows:

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

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

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

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

FIRE DEPARTMENT

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

INEFFECT

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.

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33459

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL INEFFECT

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.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

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16:16

Riverside County LMS
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PARCEL MAP Parcel Map #: PM33459

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

INEFFECT

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

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

PLANNING DEPARTMENT

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

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152A.

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.14 acres

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16:16

Riverside County LMS
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PARCEL MAP Parcel Map #: PM33459

Parcel: 572-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - SKR FEE CONDITION (cont.)

RECOMMND

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

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 3, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Regional Parks & Open Space
Geologist
EPD
Donna Duron
Andrew Huneck
Commissioner Petty
Supervisor Stone
CSA # 152 / #153
EDA -- Erlan Gonzalez
Riv. County Waste Dept.

Riv. County Sheriff's Dept.
Hemet Unified School District
Eastern Municipal Water District
SBC
Southern Ca. Edison Co.
Southern Ca. Gas Co.
Caltrans #8
EIC "Attachment A"
Pechanga Band of Luiseno Indians
Ramona Band of Indians
Cahuilla Band of Indians
Soboba Band of Indians
Santa Ana Regional WQCB
San Diego Regional WQCB
Anza Valley Municipal Advisory Council

TENTATIVE PARCEL MAP NO. 33459 – EA40293 – Applicant: Shelbran Company, Inc. – Engineer/Rep: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – REMAP Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** Schedule "H" proposal to subdivide 20.14 gross acres into 4 residential lots with a minimum lot size of 5 acres – APN: 572-130-009

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on December 1, 2005** . All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Miguel Vazquez**, Project Planner, at (909) 955-0008.

COMMENTS:

FILE COPY

DATE: SIGNATURE:
PLEASE PRINT NAME AND TITLE:
TELEPHONE:

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

DATE: October 12, 2006

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
County Geologist
Environmental Programs Dept.
Regional Parks & Open Space

TENTATIVE PARCEL MAP NO. 33459, AMENDED NO. 1 – EA40293 – Applicant: Shelbran Company, Inc. – Engineer/Rep: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** Schedule "H" proposal to subdivide 20.14 gross acres into 4 residential lots with a minimum lot size of 5 acres – APN: 572-130-009.

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 2, 2006 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Pei-Ming Chou**, Project Planner, (951)955-5719, or e-mail at pchou@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

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

DATE: March 6, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
County Geologist
Environmental Programs Dept.
Regional Parks & Open Space

TENTATIVE PARCEL MAP NO. 33459, AMENDED NO. 2 – EA40293 – Applicant: Shelbran Company, Inc. – Engineer/Rep: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** Schedule "H" proposal to subdivide 20.14 gross acres into 4 residential lots with a minimum lot size of 5 acres – APN: 572-130-009

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 29, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, (951)955-4641, or e-mail at sesteyba@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us
56185_2

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: SHELLY ESTEYBAR

Re: Change of Zone 7564

Area: CAHUILLA

We have reviewed this case and have the following comments:

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

Questions concerning this matter may be referred to SHAHEEN MOOMAN of this office at 951.955. 1318

Very truly yours,

for K. Flanagan
MARK H. WILLIS

Senior Civil Engineer

DATE: Sept. 11, 2007

c:

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

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

CHANGE OF ZONE NO. 07494 / TENTATIVE PARCEL MAP NO. 33459, AMENDED NO. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Shelbran Company, Inc. – Engineer/Representative: Blaine A. Womer Civil Engineering – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Old Ranch Road, southerly of Mitchell Road, easterly of Cary Road, and westerly of Howard Road – 20.04 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5) – **REQUEST:** The tentative parcel map proposes a schedule “H” proposal to subdivide 20.14 gross acres into four (4) residential lots with a minimum lot size of 5 acres. The change of zone proposes to change the existing Rural Residential – 5 Acre Minimum (R-R-5) zone to Residential Agriculture – 5 acre minimum (R-A-5) – APN: 572-130-009. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: February 18, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/4/08,

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

APN (s) or case numbers Pm 33459/CZ07494 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

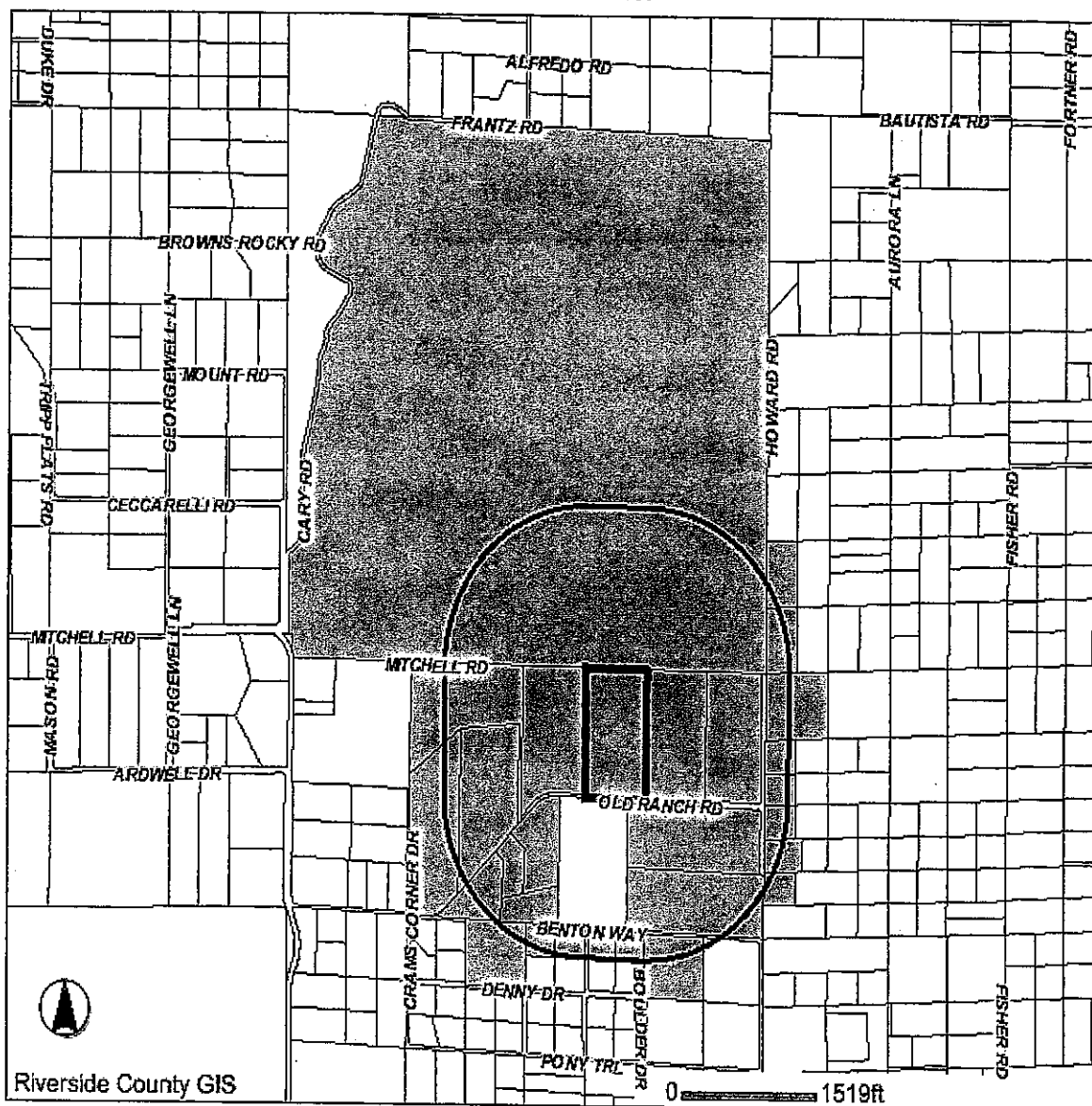
Riverside, Ca. 92502

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

V-R-Roo 11-7-08

Expires 5/4/09

1600 foot buffer



Selected parcel(s):

572-040-013	572-130-007	572-130-009	572-130-010	572-130-013	572-130-016	572-130-017
572-130-018	572-130-019	572-130-020	572-130-021	572-130-034	572-130-035	572-130-036
572-290-014	572-300-001	572-300-002	572-300-015	572-300-016	572-300-027	573-150-001
573-150-003	573-150-015	573-160-001	573-160-008	573-160-036	573-270-001	573-270-019

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...11/4/2008



APN: 572040013 ASMT: 572040013
USA BIA
UNKNOWN 08-14-2006
0

APN: 572130007 ASMT: 572130007
GIHAD ZAKHOUR
CHARISSE ZAKHOUR
49 ASILORMAR
LAGUNA NIGUEL CA 92677

APN: 572130009 ASMT: 572130009
SHELBRAN CO INC
C/O CAREFREE WEST
148 BARHAVEN LN
FALLBROOK CA 92028

APN: 572130010 ASMT: 572130010
V SUSAN STRAHAN
1324 N 4700 W
PLAIN CITY UT 84404

APN: 572130013 ASMT: 572130013
JOSE LUIS VACA
BRIAN ALVAREZ
CARLOS V CORONA
RAQUEL CORONA, ETAL.
4451 GALLOP CT
HEMET CA 92545

APN: 572130016 ASMT: 572130016
WESTSIDE PARTNERS
10873 KAREN DR
SCOTTSDALE AZ 85255

APN: 572130017 ASMT: 572130017
ANZA LAND RANCH 17
C/O CHRIS ENGHOLM
29135 PROVIDENCE RD
TEMECULA CA 92591

APN: 572130018 ASMT: 572130018
KEVIN D BROWN
P O BOX 391541
ANZA CA 92539

APN: 572130019 ASMT: 572130019
DUSTY L VICK
ALLAN JORDAN
GREGORY A BOWEN
21516 WEBSTER AVE
PERRIS CA 92570

APN: 572130020 ASMT: 572130020
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 572130021 ASMT: 572130021
ADAM SCHABES
2508 LINCOLN AVE
LONG GROVE IL 60047

APN: 572130034 ASMT: 572130034
PAUL PONCE
ALEJANDRA I PONCE
37525 VINEYARD KNOLL DR
MURRIETA CA 92562

APN: 572130035 ASMT: 572130035
DAVID PETER JAMES
SUK KYONG JAMES
JOHN ANDREW EPP
JINA CHUNG
1857 AVENIDA SAN LORENZO
FULLERTON CA 92833

APN: 572130036 ASMT: 572130036
RAMI KHALIL
MARY KHALIL
C/O MURPHYS DELI
6560 FANNIN ST STE 250
HOUSTON TX 77030

APN: 572290014 ASMT: 572290014
MICHAEL NELLES
BRENDA DILLION
5800 POLARIS CT
MIRA LOMA CA 91752

APN: 572300001 ASMT: 572300001
JOHN R RODMAN
DONNA RODMAN
38540 BRIDLE PATH
ANZA CA. 92539

APN: 572300002 ASMT: 572300002
ROBERT F LONG
MARJORIE C LONG
321 ANDRES PL
SANTA ANA CA 92704

APN: 572300015 ASMT: 572300015
DONALD C GRAVETT
DEBRA C GRAVETT
P O BOX 391352
ANZA CA 92539

APN: 572300016 ASMT: 572300016
STEVEN F MILLER
KRISTY K MILLER
15 RUE BRITTANY
FOOTHILL RANCH CA 92610

APN: 572300027 ASMT: 572300027
ANITA C GILBERT
926 SIERRA BLANCA DR
MONROVIA CA 91016

APN: 573150001 ASMT: 573150001
ARBTHIP KUNAKORN
P O BOX 2071
YORBA LINDA CA 92885

APN: 573150003 ASMT: 573150003
PETER LATOURETTE
NANCY ANN GARTLAND
P O BOX 390201
ANZA CA 92539

APN: 573150015 ASMT: 573150015
MICHAEL G SMITH
JOAN M SMITH
P O BOX 390307
ANZA CA 92539

APN: 573160001 ASMT: 573160001
CANDELARIO RAMIREZ CRUZ
MATILDE RAMIREZ CASTILLO
VICENTE RAMIREZ CRUZ
LETICIA RAMIREZ MAGALLON
P O BOX 390884
ANZA CA 92539

APN: 573160008 ASMT: 573160008
MICHAEL GAWLIK
12313 FREMONT
YUCAIPA CA 92399

APN: 573160036 ASMT: 573160036
RICHARD A MIZER
TAKIKO MIZER
RANDY TART
DEBRA TART
P O BOX 20
ANZA CA 92539

APN: 573270001 ASMT: 573270001
JOHN J OHSLUND
PATRICIA A OHSLUND
1396 DUNNING DR
LAGUNA BEACH CA 92651

APN: 573270019 ASMT: 573270019
JAMES K WIDSON
PATRICIA A WIDSON
2864 YVONNE ST
OCEANSIDE CA 92056

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/12/09.

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

APN (s) or case numbers Pm 33459/CZ07494 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

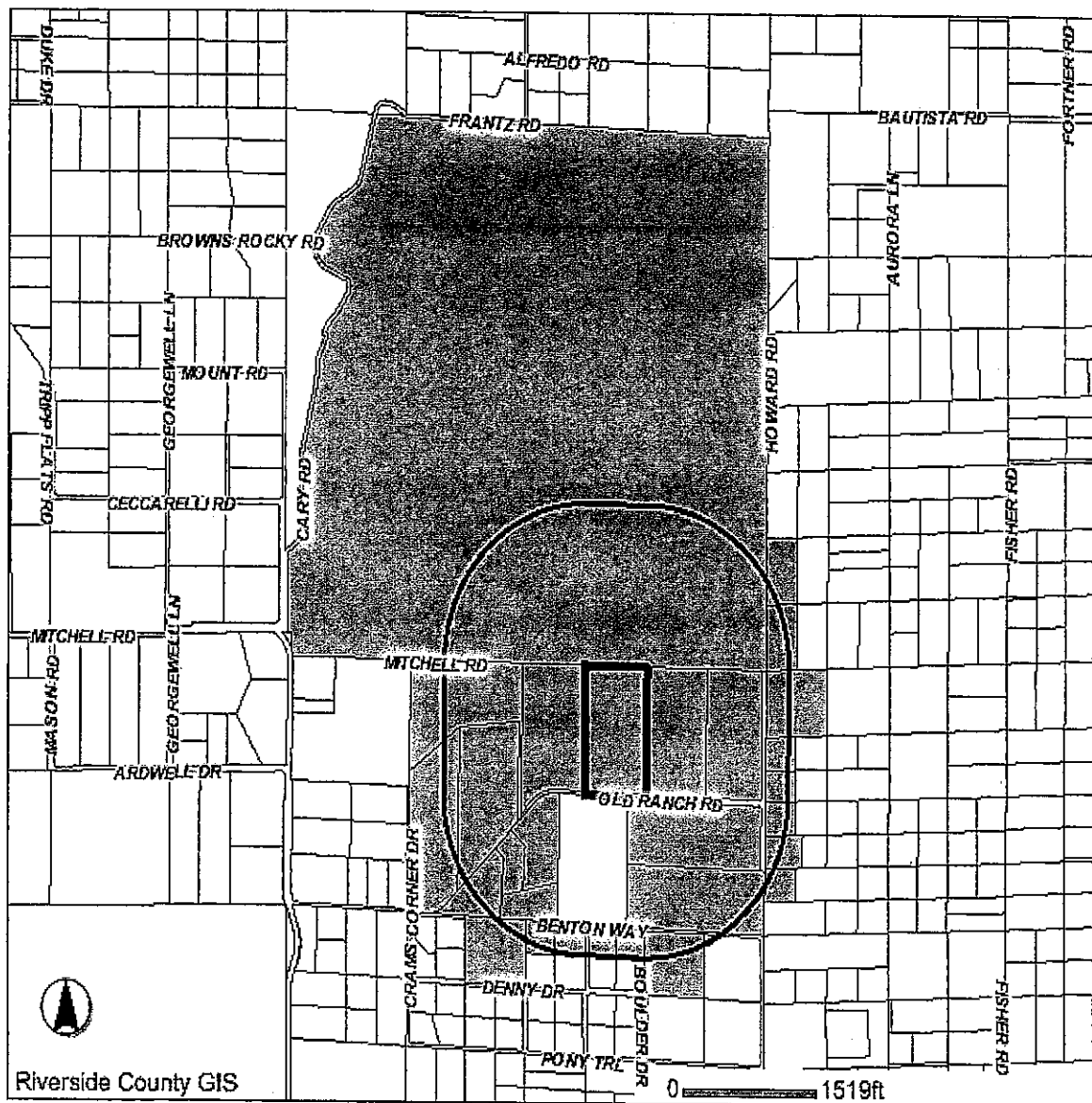
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

JS-12-09 CA
Exp. 11/12/09

1600 feet buffer

**Selected parcel(s):**

572-040-013	572-130-007	572-130-009	572-130-010	572-130-013	572-130-016	572-130-017
572-130-018	572-130-019	572-130-020	572-130-021	572-130-034	572-130-035	572-130-036
572-290-014	572-300-001	572-300-002	572-300-015	572-300-016	572-300-027	573-150-001
573-150-003	573-150-015	573-160-001	573-160-008	573-160-036	573-270-001	573-270-019

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...05/12/2009

APN: 572040013 ASMT: 572040013
USA BIA
UNKNOWN 08-14-2006

APN: 572130007 ASMT: 572130007
GIHAD ZAKHOUR
CHARISSE ZAKHOUR
49 ASILORMAR
LAGUNA NIGUEL CA 92677

APN: 572130009 ASMT: 572130009
SHELBRAN CO INC
C/O CAREFREE WEST
148 BARHAVEN LN
FALLBROOK CA 92028

APN: 572130010 ASMT: 572130010
V SUSAN STRAHAN
1324 N 4700 W
PLAIN CITY UT 84404

APN: 572130013 ASMT: 572130013
JOSE LUIS VACA
BRIAN ALVAREZ
CARLOS V CORONA
RAQUEL CORONA, ETAL.
4451 GALLOP CT
HEMET CA 92545

APN: 572130016 ASMT: 572130016
WESTSIDE PARTNERS
10873 KAREN DR
SCOTTSDALE AZ 85255

APN: 572130017 ASMT: 572130017
ANZA LAND RANCH 17
C/O CHRIS ENGHOLM
29135 PROVIDENCE RD
TEMECULA CA 92591

APN: 572130018 ASMT: 572130018
KEVIN D BROWN
P O BOX 391541
ANZA CA 92539

APN: 572130019 ASMT: 572130019
DUSTY L VICK
ALLAN JORDAN
GREGORY A BOWEN
21516 WEBSTER AVE
PERRIS CA 92570

APN: 572130020 ASMT: 572130020
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1757 TAPO CANYON RD SVW88
SIMI VALLEY CA 93063

APN: 572130021 ASMT: 572130021
ADAM SCHABES
2508 LINCOLN AVE
LONG GROVE IL 60047

APN: 572130034 ASMT: 572130034
PAUL PONCE
ALEJANDRA I PONCE
37525 VINEYARD KNOLL DR
MURRIETA CA 92562

APN: 572130035 ASMT: 572130035
DAVID PETER JAMES
SUK KYONG JAMES
JOHN ANDREW EPP
JINA CHUNG
1857 AVENIDA SAN LORENZO
FULLERTON CA 92833

APN: 572130036 ASMT: 572130036
RAMI KHALIL
MARY KHALIL
C/O MURPHYS DELI
6560 FANNIN ST STE 250
HOUSTON TX 77030

APN: 572290014 ASMT: 572290014
MICHAEL NELLES
BRENDA DILLION
5800 POLARIS CT
MIRA LOMA CA 91752

APN: 572300001 ASMT: 572300001
JOHN R RODMAN
DONNA RODMAN
38540 BRIDLE PATH
ANZA CA. 92539

APN: 572300002 ASMT: 572300002
ROBERT F LONG
MARJORIE C LONG
321 ANDRES PL
SANTA ANA CA 92704

APN: 572300015 ASMT: 572300015
DONALD C GRAVETT
DEBRA C GRAVETT
P O BOX 391352
ANZA CA 92539

APN: 572300016 ASMT: 572300016
STEVEN F MILLER
KRISTY K MILLER
15 RUE BRITTANY
FOOTHILL RANCH CA 92610

APN: 572300027 ASMT: 572300027
ANITA C GILBERT
926 SIERRA BLANCA DR
MONROVIA CA 91016

APN: 573150001 ASMT: 573150001
ARBTHIP KUNAKORN
P O BOX 2071
YORBA LINDA CA 92885

APN: 573150003 ASMT: 573150003
PETER LATOURETTE
NANCY ANN GARTLAND
P O BOX 390201
ANZA CA 92539

APN: 573150015 ASMT: 573150015
MICHAEL G SMITH
JOAN M SMITH
P O BOX 390307
ANZA CA 92539

APN: 573160001 ASMT: 573160001
CANDELARIO RAMIREZ CRUZ
MATILDE RAMIREZ CASTILLO
VICENTE RAMIREZ CRUZ
LETICIA RAMIREZ MAGALLON
P O BOX 390884
ANZA CA 92539

APN: 573160008 ASMT: 573160008
MICHAEL GAWLIK
12313 FREMONT
YUCAIPA CA 92399

APN: 573160036 ASMT: 573160036
RICHARD A MIZER
TAKIKO MIZER
RANDY TART
DEBRA TART
P O BOX 20
ANZA CA 92539

APN: 573270001 ASMT: 573270001
JOHN J OHSLUND
PATRICIA A OHSLUND
1396 DUNNING DR
LAGUNA BEACH CA 92651

APN: 573270019 ASMT: 573270019
JAMES K WIDSON
PATRICIA A WIDSON
2864 YVONNE ST
OCEANSIDE CA 92056

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

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

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

Santa Rosa
Band of Cahuilla Mission Indians
325 N. Western St.
Hemet, CA 92343

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

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

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

THE SHELBRAN COMPANY INC
P O BOX 2738
TEMECULA CA 92593

BLAINE WOMER CIVIL
ENGINEER
41555 EAST FLORIDA AVE STE G
HEMET CA 92544

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0521396

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: THE SHELBRAN COMPANY INC

\$64.00

paid by: CK 1162

CA FISH AND GAME FOR EA40293

paid towards: CFG03747

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By _____ Oct 20, 2005 11:30
CYUHAS posting date Oct 20, 2005

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0906696

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: THE SHELBRAN COMPANY INC \$116.25
paid by: CK 9661
CA FISH AND GAME FOR EA40293
paid towards: CFG03747 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 13, 2009 14:24
SBROSTRO posting date May 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$116.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0811880

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: THE SHELBRAN COMPANY INC
paid by: CK 1069
CA FISH AND GAME FOR EA40293
paid towards: CFG03747 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$1,876.75

By _____ Oct 30, 2008 12:14
MBRASWEL posting date Oct 30, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA40293, Change of Zone No. 7494, Tentative Parcel Map No. 33459

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

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

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: November 24, 2008

Applicant/Project Sponsor: Shelbran Company Date Submitted: October 20, 2005

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM33459\DH-PC-BOS Hearings\Mitigated Negative Declaration PM33459.doc

Please charge deposit fee case#: ZEA40293 ZCFG3747

FOR COUNTY CLERK'S USE ONLY

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